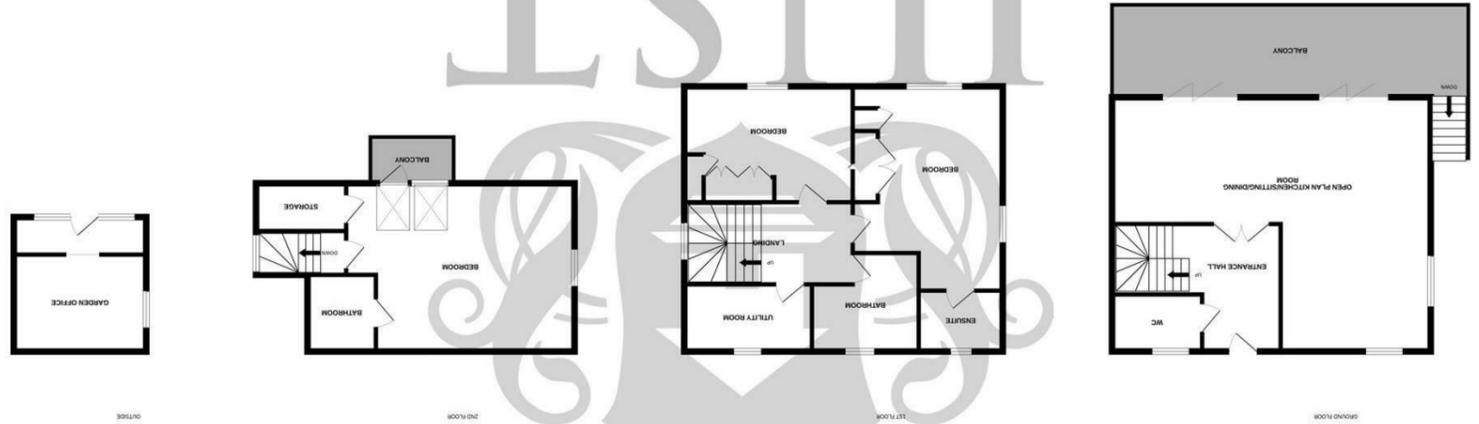


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-38)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	79
Potential	83



www.justproperty.net

Timber Ridge Warren Road, Fairlight, TN35 4AN

FLOORPLANS



3 Bedrooms | 1 Reception | 3 Bathrooms | 1431.61 sq ft

Freehold

£749,950

Timber Ridge Warren Road, Fairlight, TN35 4AN





3 Bedrooms 1 Receptions 3 Bathrooms 1431.61 sq ft

PROPERTY DETAILS

An opportunity arises to acquire an extremely well-presented, individually architect-designed contemporary detached home, situated in a sought-after lane location and occupying an elevated position with a south-facing rear garden enjoying extensive views across Fairlight and towards the English Channel.

The Farm Shop and the Cove Pub are all within easy walking distance, as are local bus routes connecting to the historic towns of Hastings and Rye.

The property offers spacious and well-arranged accommodation over three floors. The ground floor comprises an entrance hall with staircase rising to the upper floors, a cloakroom/WC, and an impressive open-plan kitchen/sitting/dining room providing a bright and sociable living space. The fitted oak kitchen includes integrated appliances and a central island. The living room glass doors fold outwards onto the 31ft wide glass-fronted balcony sun terrace, creating an ideal space for outdoor dining and entertaining while enjoying the views across the landscaped gardens and towards the sea.

The first floor landing provides access to two well-proportioned bedrooms, one of which with an en-suite shower room, together with a family bathroom and a separate laundry/utility room, offering practical day-to-day convenience.

Occupying the entire second floor, the principal bedroom suite is a particularly impressive space featuring a vaulted ceiling, an en-suite bathroom, useful built-in storage, and a twin Velux window system opening onto a private balcony enjoying direct views across Fairlight and towards the coastline.

Outside, there is off-road parking to the side of the property. The landscaped rear gardens are a particular feature, designed to make the most of the sunny aspect and views, and must be seen to be fully appreciated. The garden also incorporates a detached timber home office/cabin, providing an ideal space for remote working, hobbies or a studio.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	17'7" x 12'4" (5.36 x 3.76)
Downstairs W.C	Balcony With Sea Views
Open Plan Kitchen/ Diner/ Sitting Room	En-suite Bathroom
25'11" x 23'9" (7.90 x 7.26)	Landscaped Garden
Stairs to First Floor	Off Road Parking
Bedroom	
16'7" x 12'9" (5.08 x 3.89)	
En-suite Shower Room	
Bedroom	
12'9" x 11'1" (3.89 x 3.38)	
Laundry/Utility Room	
9'6" x 4'5" (2.90 x 1.37)	
Family Bathroom	
Stairs to Second Floor	

FEATURES

- *** CHAIN FREE ***
- Architect Designed House
- Elevated Position
- Three Bedrooms
- Enclosed Sun Terrace
- Three Bathrooms
- Far Reaching Views
- Landscaped Garden
- Off Road Parking

