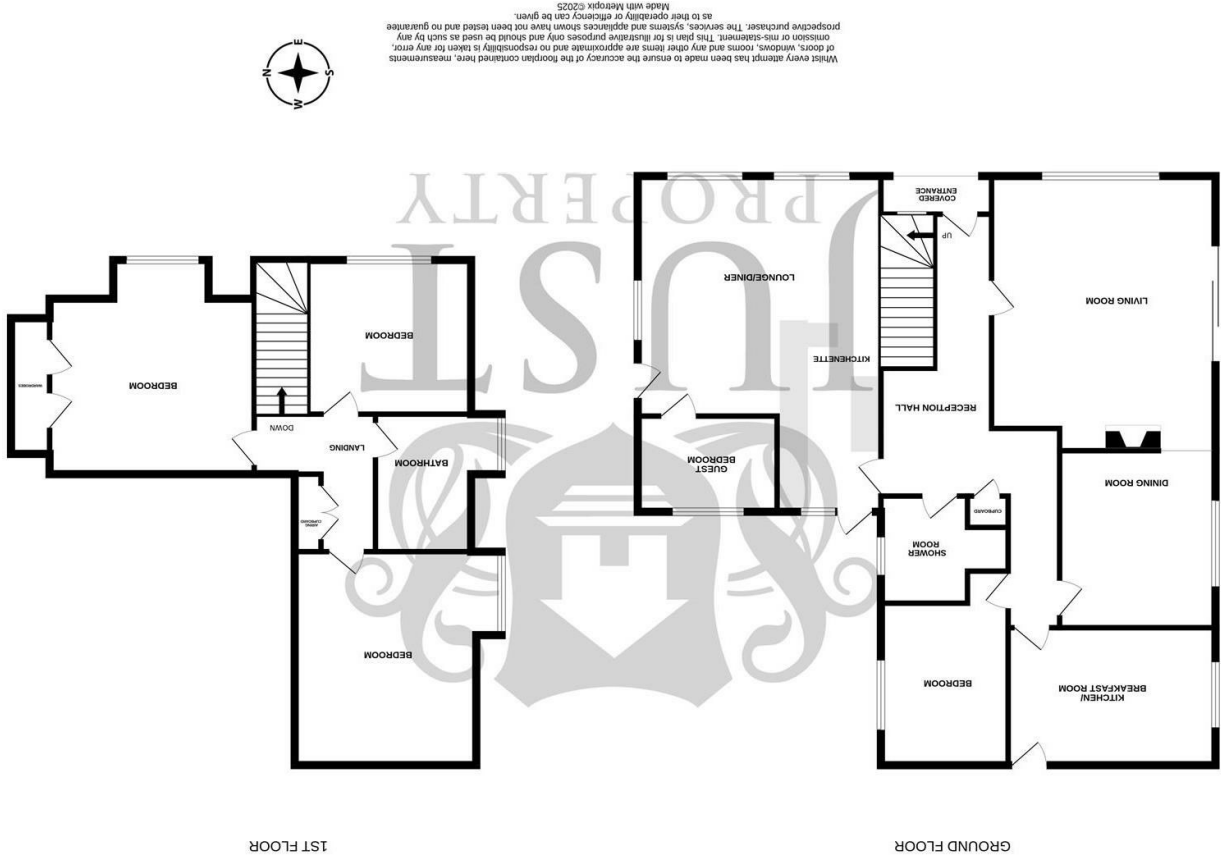




England & Wales		
EU Directive 2002/91/EC		
70	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-38)
	E	(39-54)
	D	(55-69)
	C	(70-80)
	B	(81-91)
75	Very energy efficient - lower running costs	
	A	(92 plus)
Current		Potential
Energy Efficiency Rating		



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Firecrest Gorsethorn Way, Fairlight, TN35 4BQ

# FLOORPLANS



5 Bedrooms 3 Receptions 2 Bathrooms 2174.31 sq ft

Freehold

£675,000

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Freehold

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5 Bedrooms 3 Receptions 2 Bathrooms 2174.31 sq ft

## PROPERTY DETAILS

A five bedroom, three reception room detached family house incorporating a separate guest/annexe accommodation with wrap around gardens in this favoured village location within 250 yards of access into Hastings Country Park from Channel Way as well as being close to local coastal and countryside walks.

The property provides versatile living accommodation arranged over two floors to include a large reception hall, a dual aspect living room with feature fireplace, a separate dining room and a 14'11 x 9'11 fitted kitchen with built-in appliances and door out into the gardens. There is also a downstairs bedroom four and a shower room/w.c in addition to the guest/annexe which includes a kitchenette, a dual aspect lounge/diner and a fifth bedroom/study. To the first floor there are three double bedrooms with fitted wardrobes to bedroom one and there is also a family bathroom/w.c with a separate shower cubicle.

Outside, the wrap around gardens are level and mainly laid to lawn with a patio area & pergola to the side enjoying a southerly aspect and there are additional rear gardens with a westerly aspect. The side access leads directly to the annexe or it can be accessed from the reception hallway. The double width driveway provides off road parking for up to four vehicles and further benefits include views over Fairlight towards Rye Bay & the sea, gas fired central heating, double glazing and viewing is strictly by appointment to appreciate this lovely property which would suit additional family members or the opportunity for home and income.

## ROOM DIMENSIONS

Reception Hall 20'4" x 8'0" (6.22 x 2.44)	Bedroom Five/Study 9'6" x 6'9" (2.90m x 2.08m)
Living Room 18'0" x 16'2" (5.49 x 4.93)	First Floor Galleried Landing
Dining Room 12'2" x 11'3" (3.73 x 3.43)	Bedroom One 14'9" x 14'6" (4.50m x 4.42m)
Kitchen/Breakfast Room 14'11" x 9'10" (4.55m x 3.02m)	Bedroom Two 14'11" x 12'11" (4.57m x 3.96m)
Bedroom Four 11'6" x 9'3" ( 3.51m x 2.84m)	Bedroom Three 12'4" x 12'0" (3.78m x 3.66m)
Downstairs Shower Room/W.C	Family Bathroom/W.C 10'9" x 6'7" (3.30m x 2.03m)
Guest Annexe	
Kitchenette 13'10" x 7'6" (4.24m x 2.31m)	
Lounge/Diner 17'7" x 17'3" (5.36m x 5.26m)	

## FEATURES

- Five Bedrooms, Three Reception Rooms
- Ground & First Floor Bathrooms
- Detached Family House
- Guest/Annexe Accommodation
- Wrap Around Gardens
- Views over Fairlightto Rye Bay
- Double Width Driveway
- Kitchen with Built-in Appliances
- Close to Hastings Country Park
- Viewing Considered Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.