



## Barley Lane, Fairlight TN35 5DT

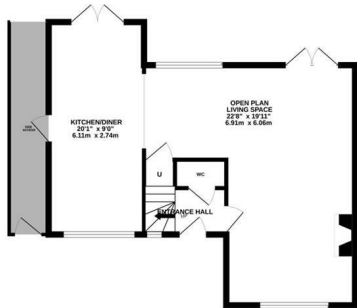
Offers in excess of £650,000



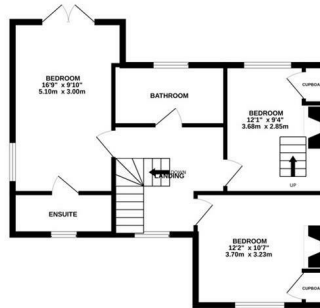
A charming THREE BEDROOM COTTAGE with OFF ROAD PARKING occupying an idyllic position, in the middle of Hastings Country Park Nature Reserve surrounded by breathtaking scenery. It is situated above Fairlight Glen which leads down a winding stream path to unspoilt Covehurst Bay beach and is only five minutes' drive from Hastings Old Town. Hastings Country Park Nature Reserve is deemed an Area of Outstanding Natural Beauty, a Site of Special Scientific Interest (SSSI) due to the rare flora and fauna here, the Reserve stretches 3 miles along the dramatic cliffs from Hastings to Fairlight.

You enter in to a bright hallway where the ground floor accommodation is arranged as a stunning, U-SHAPED OPEN PLAN LIVING AND DINING SPACE. A cosy living room is positioned at the front of the property enjoying a WOOD-BURNING STOVE and fitted bookshelves and there is a secondary seating area at the rear of the property,

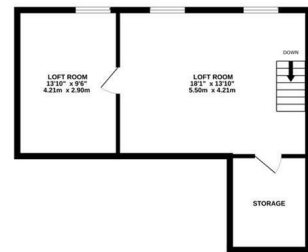
GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



LOFT ROOM  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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.  
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