



TOSCAMAR, FARLEY WAY, FAIRLIGHT, HASTINGS,
EAST SUSSEX, TN35

ANDERSON
 HACKING

OFFERS IN REGION OF £420,000

Freehold

A spaciously deceptive 2 bedroom detached bungalow situated on the edge of Fairlight village, benefiting from good off street parking, private south facing rear garden with garden workshop and being within easy access to both Rye and Hastings.

- Enclosed Entrance Porch
- Entrance Hallway
- Living Room with Open Fireplace
- Kitchen
- 2 Double Bedrooms
- Dressing Room
- Shower Room /WC
- Gas Central Heating
- Off Street Parking
- Attached Garage
- Garden Workshop and further Garden Sheds
- Private South Facing Rear Garden
- Quiet Location



Descriptions: Toscamar is a welcoming detached bungalow of brick construction beneath a pitched tiled roof with a mix of UPVC double glazed windows throughout. The property is presented in a fair but unmodernised decorative condition with scope for further updating throughout and benefits from a quiet location being set in a quiet no through road, and a good size south facing rear garden. The property is situated on the edge of the village and is within walking distance of the village pub and village store.

The property is approached off Farley Way and is accessed over a concrete driveway providing off-street car parking for up to two cars and also providing access to the attached garage with roller shutter door.

The property accommodation comprises an enclosed entrance porch leading through to a central front door opening into an entrance hallway off which is a living room with south facing window and brick surround gas fireplace and connecting French doors leading to master bedroom / sitting room with double aspect windows including sliding French doors leading out to the garden. A dressing room is accessed from the master bedroom with built in wardrobes and connecting door leading back to the entrance hall. A shower room /WC is accessed from the entrance hallway along with a second double again with built in wardrobes and north facing window. The kitchen is also accessed from the hallway with painted kitchen units with laminate worktops, stainless steel sink, gas hob with extractor hood above and electric oven below. A utility room is accessed from the kitchen where there is plumbing for a washing machine as well as access to the garden and rear door leading to the attached garage.

Externally, the property benefits from a concrete paved driveway for two vehicles as well as a generous front garden laid to lawn. At the rear of the property is a paved seating terrace that looks over a south facing mature lawn garden that descends towards a small spring fed stream at the rear. A garden workshop is situated halfway down the garden while to the side of the property is a further 2 garden store sheds and a small greenhouse.



Situation: Toscamar is situated on the edge of the village of Fairlight which offers a pub, village store and post office while also offering easy access to Hasting Countryside Park that sits on the Fairlight's lofty sandstone cliffs, six hundred feet above sea level offering acres of grass land that has been designated a special Area of Conservation and a Site of Special Scientific Interest. The views are spectacular of Rye bay and the glimmering sea across to the French coast.

Westward is Hastings (3 miles) with its seafront promenade, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross. The Ancient Town and Cinque Port of Rye is 9 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Brighton to Ashford branch line with fast connections to London (38 minutes) and the Continent.

Schools: A number of highly regarded schools in the area include; Vinehall Marlborough House, Claremont, Battle Abbey School and Buckswood School. Guestling Bradshaw Church of England Primary school is 3 miles away as is Ore village primary Academy, while Hastings Academy is also situated within 3 miles.

Travel and Transport: Hasting train station approximately 3.5 miles away with direct links to London (1 hr 44 mins) as well as connection to the Brighton Ashford Line offering direct links to the high-speed service from Ashford to London St.Pancras (37 minutes), and links to Eurostar trains. The A21 offers direct links to the M25.

General Information:

Services: Mains Water, Drainage, Mains Electricity, Mains Gas Central Heating

Mobile Reception: 4G on EE, Vodafone, 3 and O2

Broadband Speed: Up to 67Mbps (source Uswitch)

Council Tax: Currently Band E

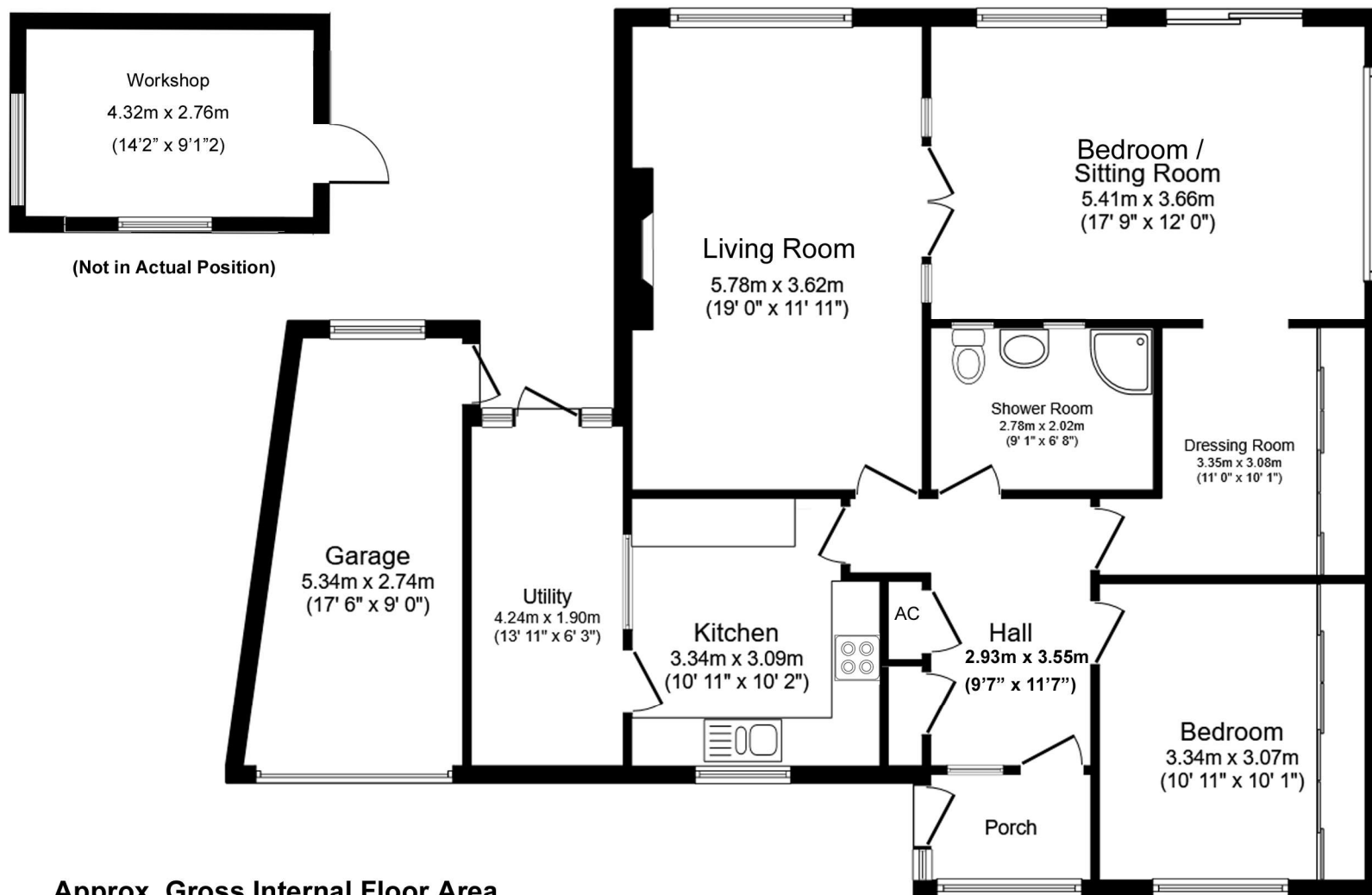
EPC: Band D

Local Authority: Hastings Borough Council

Tenure: Freehold

Viewing: Strictly by appointment with agents – **Anderson Hacking**

Directions: From central Rye take the A259 heading towards Hastings for approx. 2.2 miles before turning left onto Sea Road posted Winchelsea Beach, Pett and proceed for next 5 miles till arriving at the village of Fairlight. Turn left into Waltes Lane and proceed for 0.1 miles then turn right into Farley Way and Toscamar will be found on the left hand side near top of the lane.



Approx. Gross Internal Floor Area
1,221 sq.ft. / 113.4 sq. m.
(Excluding Outbuildings)



Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. 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 is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: January 2026 Photographs Dated: December 2025

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