Churchfield is understood to have originally been constructed in the 1970’s with more recent additions and offers light, versatile accommodation.

Front door into the **entrance hall** with stairs rising to the first floor and steps down to the inner hallway. **Living room** with wide inglenook style fireplace fitted with wood burning stove, steps down to the kitchen/dining room and double doors through to the **conservatory/garden room** with underfloor heating and bi-folding doors out onto the garden, enjoying widespread views. **Kitchen/dining room** with tiled flooring and a range of base and wall mounted units incorporating a stainless steel one and a half bowl sink unit, four ring electric hob with extractor fan, integrated double oven, dishwasher and fridge. The dining area has double doors out onto the rear garden. **Inner hallway** with tiled floor, larder cupboard, deep coats cupboard/boot room. Boiler room housing the oil fired boiler and space for additional appliances. **Utility room** with tiled flooring, built in cupboards with sink, space for washing machine, door to side lobby with door to garden. **Studio** triple aspect with double doors out to the front garden. **Library/bedroom 4** with double doors out to the rear garden. **Bathroom** comprising Japanese style plunge bath with shower over, w.c, wash hand basin, tiled floor and walls.

**First floor landing** with skylight over the stairwell and airing cupboard. **Bedroom 1** double aspect with far reaching views over fields with the sea in the distance. Steps up to a **dressing room** having a range of mirror fronted wardrobes.

**En-suite shower room** comprising tiled walk in shower with glass screen, w.c, wash hand basin with cupboard under and heated towel rail.

**Bedroom 2** double aspect with far reaching views over fields with the sea in the distance. **Bedroom 3** hatch to loft space, built in wardrobe and door to walk in attic storage space. **Family shower room** comprising tiled walk in shower with glass screen, w.c, wash hand basin with cupboard under and heated towel rail.

**Outside:** The property is approached off the lane via an electric five bar gate leading into an area of parking/turning. The stable block is to the front and there are gates off the driveway providing vehicular access into the field. To the left hand side of the property there is a productive vegetable garden with shed and greenhouse. Gates to both sides lead around to the rear garden which has an area of lawn with decking and a **summerhouse** enjoying the widespread views. A mature beech hedge divides the garden from the field which is approx. 3.3 acres, the whole is approx. 3.8 acres. Within the field there is an extensive bank of solar panels which are connected to the main grid, the income gained is then paid back to the vendor (we understand they provide an income of approx. £3-4,000 p.a).

**Directions:** Entering Fairlight from an easterly direction continue up Battery Hill and at the top, turn right into Peter James Lane. Go along the lane for 0.4 mile where the property will be found on the right hand side.
A modern detached house offering flexible accommodation occupying a rural elevated position enjoying far reaching views over adjoining countryside with the sea in the distance, set in gardens and grounds amounting in total to approximately 3.8 acres (to be verified).

- Entrance hall
- Living room
- Conservatory
- Kitchen/dining room
- Library/bedroom 4
- Bathroom
- Inner hallway
- Utility room/side lobby
- Boiler room
- Larder cupboard
- Studio
- First floor landing
- Main bedroom with en suite shower room and dressing room
- 2 bedrooms
- Family shower room
- Double glazing
- Oil heating
- Stable block with hay store
- Summerhouse
- Vegetable garden with shed and greenhouse
- Rear garden with decking
- Adjoining field
- EPC rating D
Occupyng an elevated position near to the village of Fairlight with commanding views over the Weald of Sussex and Kent and also across Rye Bay towards Romney Marsh, Folkestone and the French coastline. Nearby is Hastings Country Park Nature Reserve, stretching from Hastings to Cliff End, Pett Level (3 miles) where it gives access to the beach, a unique 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens covered with gorse and trees, nature trails and spectacular walks, one of which leads to the coast at Fairlight Glen. To the east is the Ancient Town and Cinque Port of Rye (9 miles), famed for its period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants, schools for all ages and train services on the Brighton to Ashford branch line with fast connections to London (37 minutes) and the Continent. Westward is Hastings (4 miles) with its seafront promenade, fishing fleet, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross, which can also be accessed at Battle (11 miles).
APPROX. GROSS INTERNAL FLOOR AREA 2710 SQ FT 251.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements: Strictly by appointment with Phillips & Stubbs

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