

**RUSH
WITT &
WILSON**



**Badgers Wood Hill Road, Fairlight, East Sussex TN35 4AE
Guide £550,000 - £575,000**

LOCATED IN A FAVOURED PRIVATE ROAD - Price range £550,000 - £575,000

Rush Witt & Wilson are pleased to offer a substantial DETACHED FIVE BEDROOM HOME situated in the much sought after village of Fairlight. The versatile and well proportioned, split level accommodation comprises living room with access to roof terrace, from which distant sea views are enjoyed, master bedroom with en-suite shower room, two more double bedrooms, family bathroom, modern kitchen/breakfast room with adjoining utility room, cloakroom, sitting room and two further bedrooms. The double garage which is currently being used as a home office with parking to the front. Lawn to the front with a larger garden to the rear, the latter being split level, incorporating areas of lawn, a paved terrace and SWIMMING POOL. For further information and to arrange a viewing please call our Rye office on 01797 224000.



Locality

Occupying an elevated position on the outskirts of Fairlight towards the end of a private road, enjoying sea views from the roof terrace and being close to the country park with beautiful cliff top walks.

A short drive away at Pett Level there is access to miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

Extensive shopping, sporting and recreational amenities will be found in the neighbouring historic coastal town of Hastings and the Ancient Cinque Port town of Rye.

Entrance Porch

Reception Area

Home office / Studio

19'5 x 17'8 narrowing to 14'8 (5.92m x 5.38m narrowing to 4.47m)

Formerly the garage currently used as a home office.

Lower Hallway

Cloakroom

5' x 3'11 (1.52m x 1.19m)

Wash basin and wc. Heated towel rail.

Kitchen / Breakfast Room

16'9 x 11'4 (5.11m x 3.45m)

Two windows to the rear overlooking the garden. Extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets. Complementing work top with inset ceramic sink, inset hob with extractor over. Upright unit with oven / grill and another housing the fridge. Integrated dishwasher. Space for table and chairs.

Utility Room

8'1 x 7'11 (2.46m x 2.41m)

Door to the side.

Sitting Room

11' x 10'4 (3.35m x 3.15m)

Double doors to the rear. Radiator. Connecting doors to the hallway and kitchen.

Bedroom / Dining Room

11'4 x 9'8 (3.45m x 2.95m)

Window to the rear. Radiator.

Bedroom / office

9'8 x 9'7 (2.95m x 2.92m)

Window to the front. Deep cupboard with sliding door. Radiator.

First Floor Landing

Stairs rise from the Reception Area. Airing cupboard housing hot water cylinder.

Master Bedroom

15'3 x 11'4 (4.65m x 3.45m)

Range of built in bedroom furniture. Window to the rear. Radiator.

En suite Shower Room

5'11 x 3'4 (1.80m x 1.02m)

Shower cubicle. Semi-recessed wash basin. WC with concealed cistern. Heated towel rail. Window to the rear.

Bedroom

12'6 x 9'8 (3.81m x 2.95m)

Window to the front. Built in wardrobes. Radiator.

Bedroom

11'4 x 9'9 max (3.45m x 2.97m max)

Window to the rear. Built in wardrobes. Radiator.

Bathroom

8' x 7'11 (2.44m x 2.41m)

A stylish modern bathroom comprising a back to wall unit with semi-recessed wash hand basin and low level WC with concealed cistern. Shaped bath with shower / screen over. Generous tiling. Window to the rear.

Upper Landing

Window to the front.

Living Room

19'3 x 15'2 (5.87m x 4.62m)

Window and doors to the front, the latter opening to a ROOF TERRACE from which distant sea views can be enjoyed.

Outside

A hard-standing to the front provides off road parking. Small area of lawn. A pathway to the left hand side leads to the rear garden.

A large terrace abuts the rear of the property, accessed from the sitting room, steps lead down to an upper terrace with heated below ground kidney shaped swimming pool with area of lawn surrounding. Decked terrace. Sleeper steps descend to a further area of garden, predominantly lawned. Established beds and a variety of mature tree and shrubs.

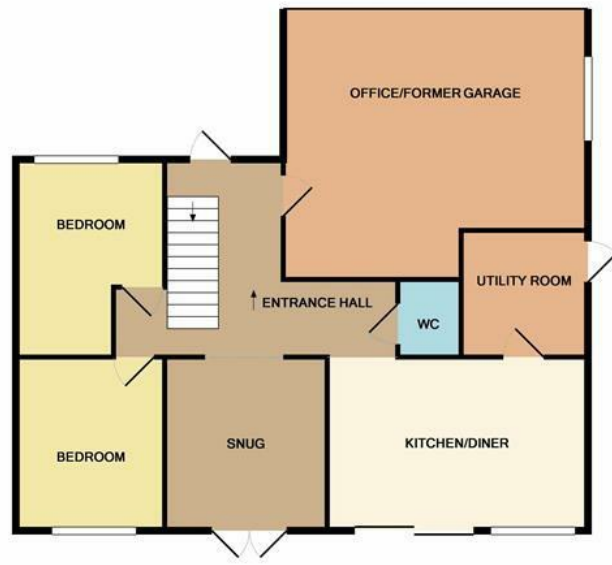
Agent's Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Please note: Some photographs are library pictures.





GROUND FLOOR
APPROX. FLOOR
AREA 1065 SQ.FT.
(98.9 SQ.M.)



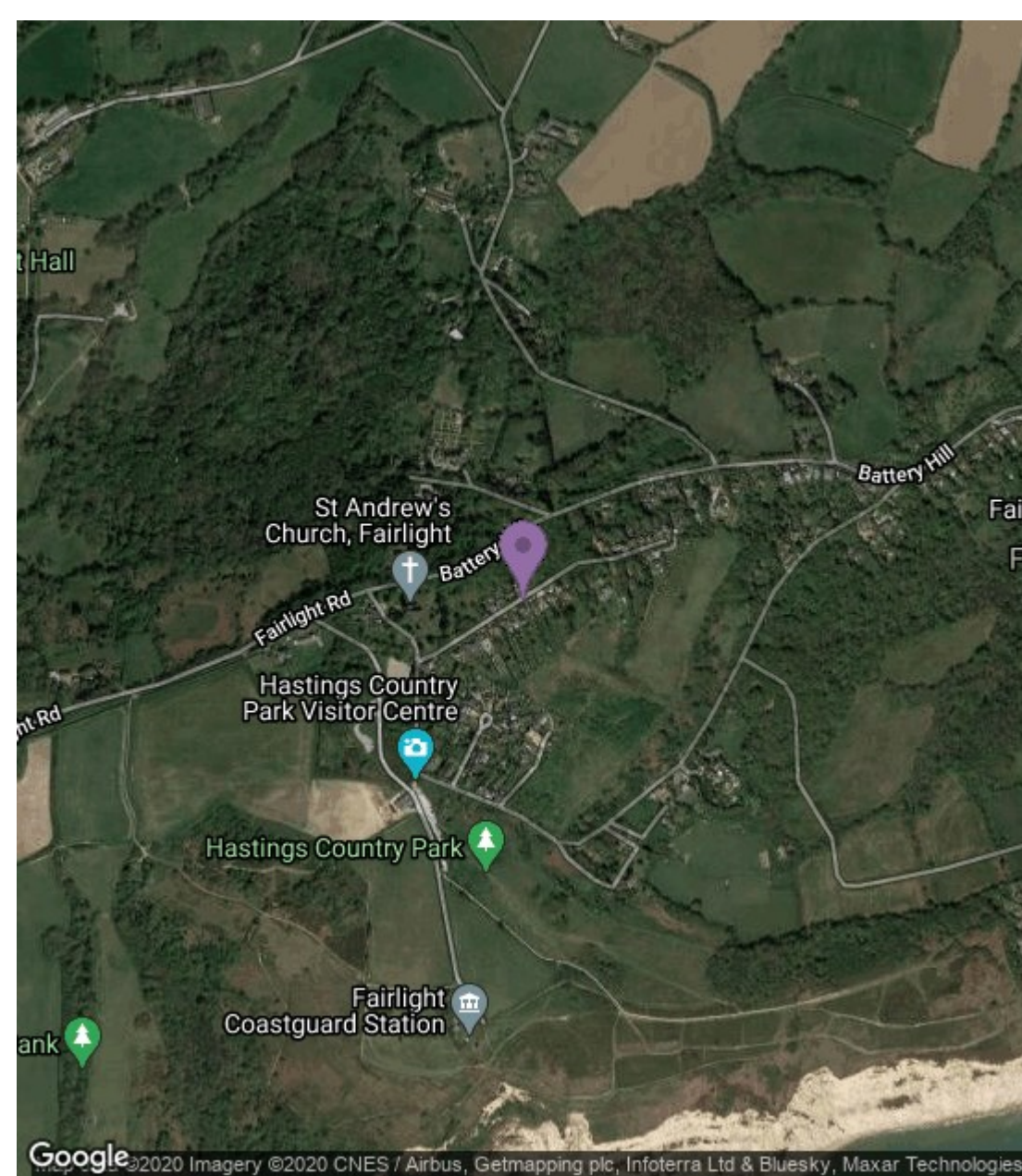
1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(86.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1994 SQ.FT. (185.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metroplan ©2017





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**