



## Brambles Commanders Walk, Fairlight, TN35 4BE

A STUNNING AND DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED HOUSE SITUATED WITHIN ONE OF THE MOST FAVOURED ROADS IN FAIRLIGHT VILLAGE AND WITHIN CLOSE WALKING DISTANCE TO COUNTRYSIDE & COASTAL WALKS AS WELL AS VILLAGE BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF HASTINGS & RYE.

The property provides well proportioned and versatile accommodation with scope for multi-generational occupation or as a family house with space for those working from home. The ground floor comprises a 13'6 x 11'7 reception hall with an adjoining cloakroom/w.c, an impressive triple aspect lounge with a study, reading and family area with a contemporary wood burning stove. Double doors open into a 20'6 x 17'11 kitchen/breakfast room generous worktop island area. The French doors from the kitchens dining area leads out on to the rear gardens via the full width deck.

In addition, there is a 18'2 x 7'0 separate utility room also with access to the rear garden. Complimenting the ground floor is the 22'1 x 14'2 main bedroom with well equipped en-suite bathroom with separate shower cubicle and a walk-in wardrobe, French doors also lead to the rear garden. There is scope here for accommodating a dependent relative with a private entrance via the French doors. On the first floor there are three further double bedrooms, one of which benefits from an en-suite and sea views. The 10'10 x 5'7 contemporary family bathroom/w.c. then serves the remaining two bedrooms and includes a twin basin vanity unit.

Outside, there is a 50ft driveway to the front providing off road parking for up to four vehicles, a garage and a particular feature is the 90ft x 50ft rear garden which has a full width composite deck and is mainly laid to lawn with flower & shrub beds. Further benefits include gas fired central heating, double glazing and viewing is strictly by appointment with Sole agent, Charles & Co.

Price £795,000

# Brambles Commanders Walk, Fairlight, TN35 4BE



- Stunning Detached House
- 20'6 x 17'11 Kitchen/Breakfast Room
- Utility Room with Cloakroom/W.C
- Viewing Considered Essential
- Four Bedrooms, Three Bathrooms
- 25'11 x 20'10 Living Room/Diner
- Driveway & Garage
- Favoured Fairlight Location
- Main Bedroom with En-Suite
- Decked & Lawned Rear Gardens

## Reception Hall

13'6 x 11'7 (4.11m x 3.53m)

## Living Room/Diner

25'11 x 20'10 max (7.90m x 6.35m max)

## Kitchen/Breakfast Room

20'6 x 17'11 (6.25m x 5.46m)

## Utility Room

18'2 x 7'0 (5.54m x 2.13m)

## Downstairs Cloakroom/W.C

6'10 x 3'1 (2.08m x 0.94m)

## Downstairs Bedroom One

22'1 x 14'2 max (6.73m x 4.32m max)

## En-Suite Bath/Shower Room

9'7 x 7'0 (2.92m x 2.13m)

## First Floor Landing

## Bedroom Two

14'0 x 13'6 (4.27m x 4.11m)

## En-Suite Shower Room

12'7 x 7'6 (3.84m x 2.29m)

## Bedroom Three

13'5 x 10'10 (4.09m x 3.30m)

## Bedroom Four

11'7 x 10'10 max (3.53m x 3.30m max)

## Family Bathroom/W.C

10'10 x 5'7 (3.30m x 1.70m)

## Outside

## Front Garden

50'0 (15.24m)

## Driveway

50'0 (15.24m)

## Garage

## Rear Garden

90'0 x 55'0 (27.43m x 16.76m)





# Floor Plan

GROUND FLOOR  
1740 sq.ft. (161.7 sq.m.) approx.

1ST FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA: 2686 sq.ft. (249.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	