



## Alborada Farley Way, Fairlight, TN35 4AS

A DECEPTIVELY SPACIOUS FOUR BEDROOM LINK DETACHED CHALET STYLE HOUSE, SITUATED WITHIN A QUIET RESIDENTIAL CUL-DE-SAC IN FAIRLIGHT VILLAGE CLOSE TO LOCAL BUS ROUTES IN WAITES LANE CONNECTING TO THE HISTORIC TOWNS OF HASTINGS & RYE AS WELL AS BEING WITHIN WALKING DISTANCE OF LOCAL COASTAL & COUNTRYSIDE WALKS. THERE IS ALSO THE COVE VILLAGE PUB, LOCAL HAIRDRESSERS AND THE BEACH AT PETT LEVEL.

The property is considered to be well presented throughout and provides versatile accommodation over two floors to include an 18'4 x 17'0 'L' shaped living room/diner, a 14'2 x 9'4 fitted kitchen with built-in appliances and a downstairs bath/shower room which serves two downstairs double bedrooms. To the first floor there is a large landing area with built-in utility cupboard for a washing machine and a particular feature of the property are the two main bedrooms with floor to ceiling windows & central Juliette balconies. The main bedroom enjoys an elevated position with views over Fairlight towards the sea and also has an en-suite bath/shower room.

In addition, there is a 50ft block paved driveway to the front providing off road parking, an integral garage and the 65ft rear garden includes a patio area with pergola and is mainly laid to lawn with flowers, shrubs & trees. Further benefits include gas fired central heating, double glazing, oak flooring and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £475,000

# Alborada Farley Way, Fairlight, TN35 4AS



- Four Bedroom Detached House
- Open Plan Living Room/Diner
- Family Bath/Shower Room/W.C.
- To Be Sold CHAIN FREE
- Favoured Village Location
- Fitted Kitchen with Appliances
- 50ft Driveway & Garage
- Quiet Residential Cul-de-Sac
- Main Bedroom with En-Suite
- 65ft Patio & Lawned Gardens

## Covered Entrance

## Entrance Lobby

## Living Room/Diner

18'4 x 17'0 max (5.59m x 5.18m max)

## Kitchen

14'2 max x 9'4 (4.32m max x 2.84m)

## Inner Hall

9'0 x 7'2 (2.74m x 2.18m)

## Bedroom Three

12'11 x 10'5 (3.94m x 3.18m)

## Bedroom Four

9'11 x 9'11 (3.02m x 3.02m)

## Family Bath/Shower Room

9'0 x 6'3 (2.74m x 1.91m)

## First Floor Galleried Landing

10'5 x 10'5 (3.18m x 3.18m)

## Bedroom One

21'7 x 11'7 (6.58m x 3.53m)

## En-Suite Bath/Shower Room

8'11 x 8'2 (2.72m x 2.49m)

## Bedroom Two

21'7 x 11'7 max (6.58m x 3.53m max)

## Outside

## Front Garden

50'0 (15.24m)

## Driveway

50'0 (15.24m)

## Garage

## Rear Garden

65'0 (19.81m)





# Floor Plan

GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 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			79
(55-68) D	62		
(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	