



Laneside Cottage, Farley Way, Fairlight, TN35 4AS

AN ATTRACTIVE THREE BEDROOM DETACHED HOUSE WITH A FEATURE EYEBROW ROOF AND SET BACK WITHIN ENCLOSED GARDENS IN THIS SOUGHT AFTER VILLAGE LOCATION CLOSE TO THE VILLAGE STORE, BUS SERVICES ON WAITES LANE CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS AS WELL AS LOCAL COUNTRYSIDE AND COASTAL WALKS.

The property provides versatile accommodation arranged over two floors to include a dual aspect living room with feature fireplace and french doors leading to the side patio, an impressive 'L' shaped kitchen/breakfast room with integrated appliances and a walk-in larder, a separate dining room/downstairs bedroom three and a downstairs cloakroom/w.c. To the first floor, there are two double bedrooms, each with eaves storage and fitted wardrobes to the main bedroom and there is a contemporary family bathroom with separate shower cubicle.

In addition, there is an 11'0 x 6'5 covered side lobby with utility cupboard as well as an adjoining integral garage with electric up and over door and a personal door to the rear garden. Outside, there is an 85ft block paved driveway providing off road parking for up to four vehicles, an 85ft hedge enclosed front garden enjoying a south facing aspect and a 70ft wide patio and decked rear garden. Further benefits include gas fired central heating, double glazing, oak flooring to the principal ground floor rooms and the property is to be sold CHAIN FREE. Viewing is considered essential with the owners Sole agent Charles & Co. to secure this beautiful home within such a favoured village cul-de-sac location.

Price £499,950

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- Attractive Detached Chalet House
- Favoured Village Cul-de-Sac
- Close to Village Shop & Bus Stops
- 19'4 x 11'10 Dual Aspect Living Room
- Kitchen/Breakfast Room with Larder
- Dining Room/Downstairs Bedroom 3
- Two First Floor Double Bedrooms
- Modern Bath/Shower Room
- 85ft Driveway & Integral Garage
- Front & Rear Landscaped Gardens

Reception Hall

Downstairs Cloakroom/W.C.

Living Room

19'4 x 11'10 (5.89m x 3.61m)

Dining Room/Bedroom Three

11'0 x 9'10 (3.35m x 3.00m)

Kitchen/Breakfast Room

19'4 x 14'0 max (5.89m x 4.27m max)

Covered Side Lobby

11'0 x 6'5 (3.35m x 1.96m)

First Floor Landing

Bedroom One

15'4 x 11'8 (4.67m x 3.56m)

Bedroom Two

11'10 x 11'8 (3.61m x 3.56m)

Bath/Shower Room

7'10 x 7'0 (2.39m x 2.13m)

Outside

Driveway

85'0 (25.91m)

Integral Garage

16'7 x 8'10 (5.05m x 2.69m)

Front Garden

85'0 (25.91m)

Rear Garden

20'0 x 70'0 (6.10m x 21.34m)





Floor Plan



TOTAL FLOOR AREA - 1656 sq.ft. (153.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	