



Mallydams Pett Level Road, Fairlight, TN35 4EA

A DECEPTIVELY SPACIOUS FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE OCCUPYING A CORNER PLOT WITH A LARGE GATED DRIVEWAY IN THIS SOUGHT AFTER VILLAGE LOCATION CLOSE TO LOCAL COUNTRYSIDE & COASTAL WALKS AS WELL AS BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS AND WALKING DISTANCE OF HASTINGS COUNTRY PARK.

The property provides versatile accommodation arranged over two floors to include a 19'4 x 13'11 living room, a separate dining room and a family room which overlooks the rear garden. The 21'0 x 13'11 kitchen/breakfast room has integrated appliances and there is also space for a table & chairs. There is also a separate utility room and a downstairs shower room/w.c. From the first floor galleried landing there is a 16'2 x 12'6 main bedroom and a 14'5 x 10'9 bedroom two with two further bedrooms (one could be used as a study) and a contemporary shower room/w.c./.

Outside, the property is approached with twin five bar gates, a 45ft x 42ft gravel driveway providing off road parking for several vehicles and there is also a detached garage. The gardens extend to three sides of the property with the rear gardens being south facing and including a summer house. Further benefits include gas fired central heating, double glazing and the owner has found a property to buy with no ongoing chain. Early viewing is encouraged and strictly by appointment with Charles & Co.

Price £599,950

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- Spacious Detached Family House
- Occupying a Corner Plot
- Garage & Parking for Several Vehicles
- Viewing Considered Essential
- Four Bedrooms, Three Reception Rooms
- 21'0 x 13'11 Kitchen/Breakfast Room
- Gardens with Summer House
- Favoured Fairlight Village Location
- Ground & First Floor Shower Rooms
- No Ongoing Chain

Entrance Hall

Living Room

19'4 x 13'11 (5.89m x 4.24m)

Kitchen/Breakfast Room

21'0 x 13'11 max (6.40m x 4.24m max)

Utility Room

Downstairs Shower Room/W.C

8'10 x 5'6 (2.69m x 1.68m)

Inner Hallway

Family Room

13'11 x 13'0 (4.24m x 3.96m)

Dining Room

11'10 x 11'5 (3.61m x 3.48m)

First Floor Landing

Bedroom One

16'2 x 12'6 (4.93m x 3.81m)

Bedroom Two

14'5 x 10'9 (4.39m x 3.28m)

Bedroom Three

12'2 x 8'5 (3.71m x 2.57m)

Bedroom Four

11'8 x 6'10 (3.56m x 2.08m)

Family Shower Room/W.C

8'3 x 8'0 (2.51m x 2.44m)

Outside

Front Garden

Driveway

45'0 x 42'0 (13.72m x 12.80m)

Detached Garage

18'0 x 10'0 (5.49m x 3.05m)

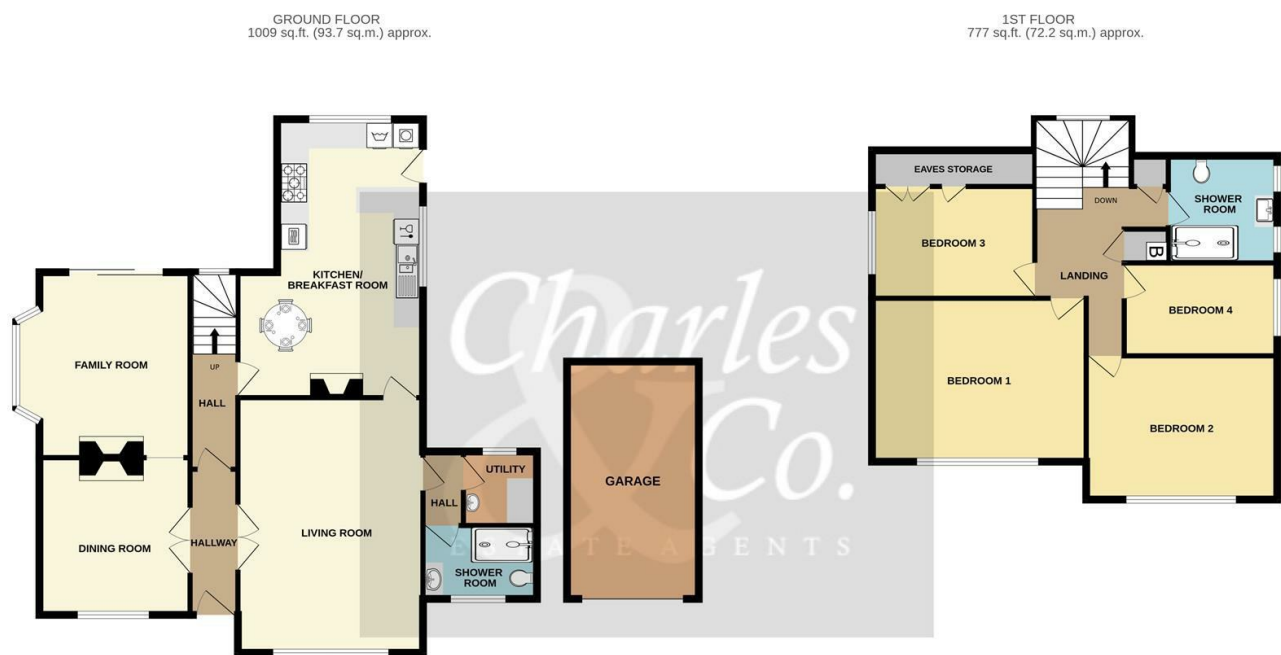
Side Garden

Rear Garden





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC