

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



The Anchorage The Avenue FAIRLIGHT, East Sussex TN35 4DE £645,000 freehold

A substantial detached three/four bedroom family home with stunning gardens and ample off road parking all set in a popular and peaceful coastal location.

- Detached Family Home
- 2 Reception Rooms
- 3 Bedrooms
- Ample Parking
- Beautiful Gardens
- Popular Village Location

Description

Constructed in 2015/16 to a high standard this spacious family home offers versatile and generously proportioned accommodation laid out over two floors. A recently added porch leads into a spacious inner hallway that gives access to all the principle rooms. Double doors lead into an impressive double aspect kitchen with ample space for a dining table. The main reception room centres around an electric fire and has bi-fold doors leading out onto an area of patio with views over the rear garden. There is also a dining room, currently being used as a home office, which coupled with the downstairs shower room could easily be used as a bedroom, making this property ideal for multi-generational living. An attractive turn staircase with stained glass window gives access to a spacious first floor landing which leads to three double bedrooms, one of which has an en-suite bathroom, as well as a family bathroom. The ground floor benefits from underfloor heating whilst to the first floor there are radiators. Outside the property enjoys ample off road parking to the front and the rear gardens are a particular feature of the property having been beautifully planted by the current owners. The generous gardens are considered well stocked and offer a good deal of privacy. The property also benefits from the remaining 3 years of the builders warranty.

The property occupies a peaceful village location on a no-through road in the popular village of Fairlight which offers a popular public house and farm shop. A further range of amenities can be found in nearby Hastings which has a beach and mainline station with regular services to London Charing Cross. The area is generally well served for schooling. The nearby Cinque Ports town of Rye is a short drive away and offers a variety of independent shops, fashionable boutiques and restaurants. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings taking the first exit at the Bannatynes roundabout onto The Ridge. Proceed all the way along The Ridge to Ore bearing left at the traffic lights onto the A259 and proceed along passing the school on your right and then turn right into Martineau Lane. Continue all the way up turning left at the T junction onto Fairlight Road. Proceed along Fairlight Road, down Battery Hill and turn right into Waites Lane. After a short distance turn left into The Broadway and at the T junction and turn right onto Lower Waites Lane and left into The Avenue and the property will be found along on the left hand side.

What3Words:///ignore.eyeliner.organisms

THE ACCOMMODATION COMPRISES

A glass panelled door leads through to

ENTRANCE PORCH

with recessed lighting, tiled floor and inner door to

ENTRANCE HALL

with storage cupboard.

INNER HALLWAY

13' 4" x 7' 9" (4.06m x 2.36m) with stairs rising to first floor landing, large coat cupboard, engineered oak flooring, recessed lighting, double partially glazed doors opening to



KITCHEN

20' 8" x 12' 0" (6.30m x 3.66m) having a double aspect with windows to front and rear, recessed lighting, Amtico tiled floor and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with wooden working surfaces, integrated Neff appliances including electric oven, 4 ring gas hob with extractor hood over. There is an electric Aga, 1 1/2 bowl sink with mixer tap and drainer, space for an American style fridge/freezer, breakfast bar. Double doors lead out to the patio and rear garden.

LIVING ROOM

20' 7" x 17' 0" (6.27m x 5.18m) with bi-fold doors leading out to the garden, window to rear, recessed lighting, engineered oak flooring, centred around an electric fireplace.



DINING ROOM/BEDROOM 4

13' 10" x 10' 8" (4.22m x 3.25m) with window to front, recessed lighting, centred around an electric fire with decorative surround, mantel and hearth.

SHOWER ROOM/CLOAKROOM

9' 7" x 6' 0" (2.92m x 1.83m) max with window to side, recessed lighting, Amtico tiled flooring and fitted with a shower cubicle, vanity sink unit, low level wc, cupboard with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

with vaulted ceiling, window to side, recessed lighting.

BEDROOM 1

16' 9" x 10' 10" (5.11m x 3.30m) max with window to side, one wall has fitted wardrobes, recessed lighting, door to



EN-SUITE SHOWER ROOM

with Velux window to side, fitted with a shower cubicle, low level wc, vanity sink unit, recessed lighting and Karndean flooring.

BEDROOM 2

14' 8" x 13' 6" (4.47m x 4.11m) a double aspect room with windows to front and rear, built in wardrobes, recessed lighting.

BEDROOM 3

12' 11" x 10' 9" (3.94m x 3.28m) with window to front, recessed lighting, one wall has fitted eaves storage cupboards.

FAMILY BATHROOM

7' 1" x 6' 6" (2.16m x 1.98m) with Velux window to side, recessed lighting, Karndean flooring and fitted with a panelled bath, low level wc, vanity sink unit, heated towel rail.

OUTSIDE

To the front of the property is a large area of tarmac driveway providing parking for several vehicles with well stocked sleeper retaining raised beds. A gated access leads to the rear garden which has a patio area with power points and light. Steps lead up to an additional patio area with pergola with retractable roof, sides that drop down and a remotely operated heater. There are additional power points and lights. The garden is predominantly laid to lawn and well stocked borders planted with specimen roses and offers a good level of privacy. There are two sheds and a footpath leading to the end of the garden where there is an additional section of gravel garden with composting area, greenhouse and fruit trees.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents 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.