


**Saltrock Hill Road, Fairlight, East Sussex TN35 4AE**
**Guide Price £550,000 - £600,000 Freehold**

***** GUIDE PRICE £550,000 - £600,000 *****

**SITUATED ON A PRIVATE ROAD JUST FOOTSTEPS FROM THE STUNNING FIRE HILLS**

**Rush, Witt & Wilson are pleased to offer a substantial detached house offering spacious and versatile accommodation that is arranged over three floors. The property is considered ideal for large family occupation. It is in a particularly favoured position with far reaching views over the Country Park to the English channel beyond. The well presented accommodation comprises reception hallway with triple aspect living room, cloakroom, large landing/snug with double doors opening out to a roof terrace, stairs then rise to the bedroom accommodation which is on the first floor. There are four good sized bedrooms, one with an en-suite shower room and also a family bathroom, from the ground floor, stairs descend to a lower ground floor, kitchen/breakfast room with adjoining utility room and access to useful under house storage. There is a dining room and further family/games room adjoining. The rear garden is accessed both from the dining room and the kitchen/breakfast room and a terraced area with a gently sloping lawn bordered by mature hedging and trees. There is large hardstanding to the front that provides off road parking for several cars and access to the integral garage, steps then rise to the front door. Saltrock is located in the much sought after coastal village of Fairlight, situated within the High Weald Area of Outstanding Natural Beauty. There is a general store/post office and active community hall within the village and a newly opened public house, whilst extensive shopping, primary and secondary school, sporting and recreational amenities can be found in the nearby Historic Coastal Town of Hastings and Rye.**

**For further information and to arrange a viewing please call our Rye office on 01797 224000**








**Garden Level**

**Kitchen/Breakfast Room**
11'6 x 19'5 (3.51m x 5.92m )

**Utility Room**
7'11 x 12'11 (2.41m x 3.94m )

**Dining Area**
8' x 11'2 (2.44m x 3.40m )

**Family/Games Room**
18' x 16'3 (5.49m x 4.95m )

**Underhouse Storage**
17'8 x 12'5 (5.38m x 3.78m )

**Ground Floor**

**Reception Hallway**
11'8 x 5'9 (3.56m x 1.75m )

**Hallway**
6'4 x 12'3 (1.93m x 3.73m )

**Landing/Snug**
7'10 x 12'10 (2.39m x 3.91m )

**Terrace**
12'1 x 19'5 (3.68m x 5.92m )

**WC**
6'2 x 3'5 (1.88m x 1.04m )

**Living Room**
26'5 x 12'10 (8.05m x 3.91m )

**First Floor**

**Landing**
6'3 x 16'1 (1.91m x 4.90m )

**Bedroom**
14'7 x 12'10 (4.45m x 3.91m )

**En-Suite**
8' x 5'9 (2.44m x 1.75m )

**Bedroom**
11'4 x 12'10 (3.45m x 3.91m )

**Bedroom**
11'5 x 9'11 (3.48m x 3.02m )

**Bedroom**
7'10 x 9'2 (2.39m x 2.79m )

**Bathroom**
7'2 x 6'6 (2.18m x 1.98m )

**Outside**

**Integral Garage**
22'4 x 10'1 (6.81m x 3.07m )

**Agents Note**
Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

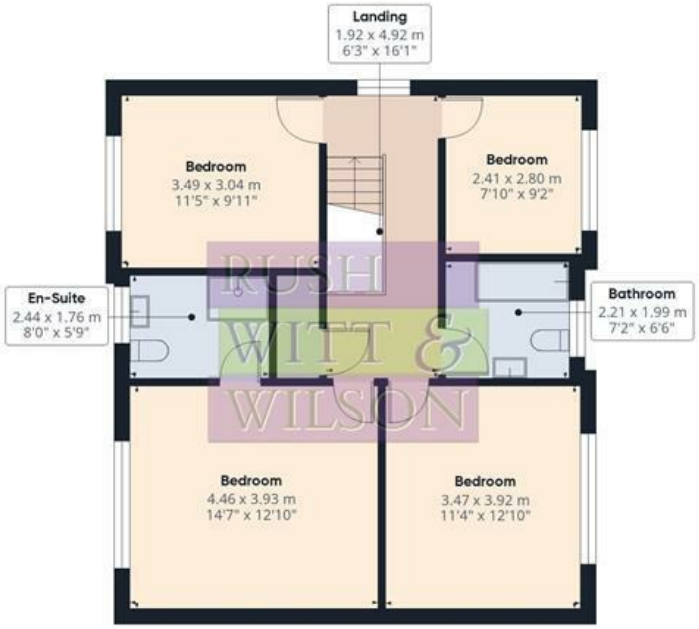

RUSH
WITT &
WILSON




Floor 0




Floor 1




Floor 2

RUSH WITT & WILSON

**Approximate total area**(1)

233.3 m²

2509 ft²

**Balconies and terraces**

21.9 m²

236 ft²

**Reduced headroom**

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



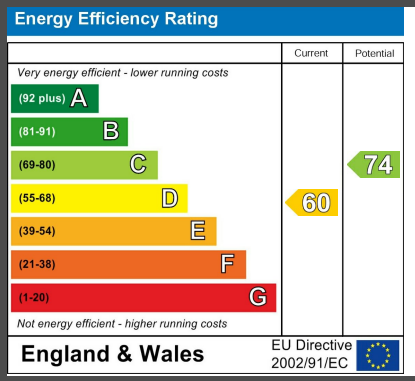


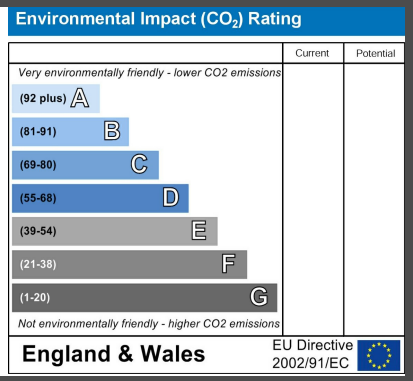











RUSH WITT & WILSON

**Residential Estate Agents**
**Lettings & Property Management**

The Property Ombudsman

Relocation agent network

**The Estate Offices Cinque Ports Street**
**Rye**
**East Sussex**
**TN31 7AD**
**Tel: 01797 224000**
**rye@rushwittwilson.co.uk**
**www.rushwittwilson.co.uk**