



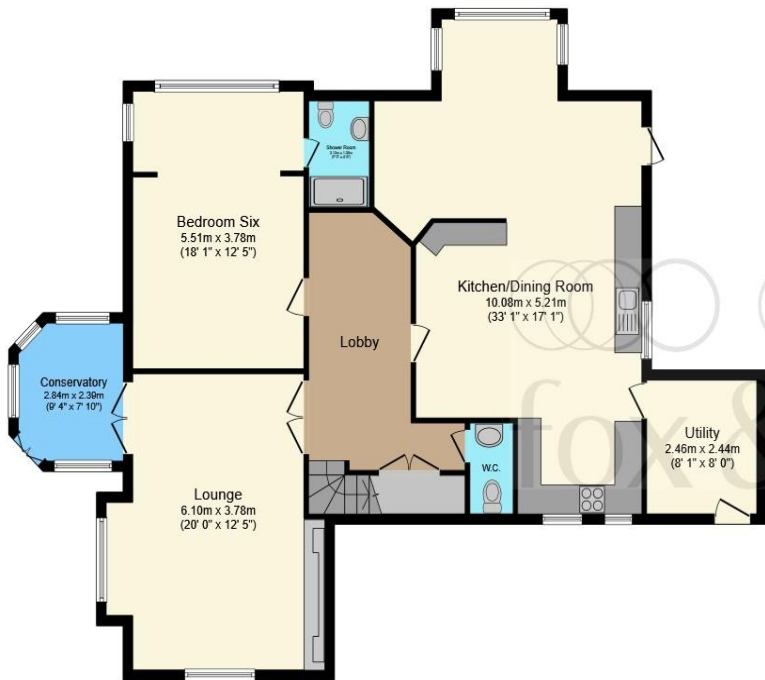
Briar House Briar Close, Fairlight Hastings TN35 4DP

welcome to

Briar House Briar Close, Fairlight Hastings

A stunning six-bedroom detached home on a private road in Fairlight. Expansive, versatile, and rich with character, it boasts a spacious open-plan kitchen, two balconies, multiple en-suites, a wraparound garden, and elegant wooden accents throughout-a truly luxurious canvas.





Ground Floor



First Floor

Total floor area 222.5 m² (2,394 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Utility

8' 1" x 8' (2.46m x 2.44m)

Kitchen / Dining Room

33' 1" x 17' 1" (10.08m x 5.21m)

Hallway

Lounge

20' x 12' 5" (6.10m x 3.78m)

Bedroom Six

18' 1" x 12' 5" (5.51m x 3.78m)

En Suite

Conservatory

9' 4" x 7' 10" (2.84m x 2.39m)

Cloakroom

Bedroom One

15' 1" x 15' (4.60m x 4.57m)

En Suite

Bedroom Two

14' 1" x 13' 1" (4.29m x 3.99m)

Bedroom Three

12' x 8' (3.66m x 2.44m)

Bedroom Four

10' 1" x 9' 1" (3.07m x 2.77m)

Bedroom Five

12' x 7' (3.66m x 2.13m)

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- Softwood Timber Construction, cash buyers or specialist lending required
- DETACHED 6 BED HOUSE
- LOCATED ON PRIVATE ROAD
- DETACHED GARAGE
- WRAP AROUND GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in the region of
£450,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS124220



Property Ref:
HAS124220 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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