

# PHILLIPS & STUBBS

GORSE CLIFFE  
CHANNEL WAY  
FAIRLIGHT  
EAST SUSSEX  
TN35 4BP



## Price Guide: £465,000 Freehold

A DETACHED FIVE BEDROOM HOUSE OCCUPYING A CLIFF TOP POSITION WITH WIDESPREAD SEA VIEWS OVER THE ENGLISH CHANNEL TOWARDS DUNGENESS, FRANCE AND THE ROYAL SOVEREIGN LIGHTHOUSE AT EASTBOURNE. VERSATILE FAMILY ACCOMMODATION INCLUDING FIRST FLOOR ANCILLARY ACCOMMODATION.

GLAZED PORCH INTO ENTRANCE HALL | CLOAKROOM | LIVING ROOM WITH WOOD BURNING STOVE, OPENING INTO SMALL GARDEN ROOM | KITCHEN/BREAKFAST ROOM | REAR LOBBY | UTILITY ROOM | BATHROOM | SEPARATE WC | BEDROOM 1 OPENING INTO SMALL SUN LOUNGE | BEDROOM 2 | FIRST FLOOR ANCILLARY ACCOMMODATION: FAMILY ROOM | SECOND KITCHEN/DINING AREA | THREE BEDROOMS | SEPARATE WC | GAS HEATING | DOUBLE GLAZING | DETACHED DOUBLE GARAGE | GARDENS TO FRONT AND REAR

Gorse Cliffe is situated in the village of Fairlight with local store and post office. Nearby is Hastings Country Park Nature Reserve, a unique 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens covered with gorse and trees, nature trails and spectacular walks. Set in the High Weald Area of Outstanding Natural Beauty, most of the park has been designated a special Area of Conservation and a Site of Special Scientific Interest. The Ancient Town and Cinque Port of Rye is 9 miles and is famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Brighton to Ashford



branch line with fast connections to London (37 minutes) and the Continent. Westward is Hastings (4 miles) with its seafront promenade, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross. Hastings offers a wide range of schools including Helenswood Performing Arts College for girls, William Parker Sports College and two new and independently run Academies. In the private sector, there is Buckswood School at Guestling and Battle Abbey.

Gorse Cliffe forms a detached house of rendered colour washed elevations set with double glazed windows beneath a pitched tiled roof. Originally believed to have been constructed in the late 1920's, the property has undergone several changes including the addition of a flat roof glazed double height extension to the front which now provides two garden rooms which can be accessed on the ground floor from the living room and bedroom one, on the first floor this glazed extension provides one long room, access off the family room and bedroom five and offers a fantastic viewing area across the English Channel. In the past the property has been used as a Tea Room, Bed and Breakfast and is currently ideal for dual occupation within the house as there are two kitchens, two bathrooms and bedrooms on both the ground and first floors. This layout could suit a number of uses including holiday lets or second home.

The accommodation comprises glazed porch into main entrance hall with laminate flooring to the main ground floor rooms, stairs rising to the first floor and cloakroom comprising; low level wc, pedestal wash hand basin and window to the rear.

The living room has a brick chimney fitted with a wood burning stove, a glazed sliding door leads to one of the front garden rooms having a tiled floor overlooking the front garden and an additional door back to the main entrance hall. From the living room a further glazed



sliding door with a step leads down into the sunroom having a tiled floor and door to the outside.

The kitchen/breakfast room has a good range of base and wall mounted units incorporating a gas range cooker, one and half bowl sink unit, space and plumbing for dishwasher and fridge freezer.

A rear lobby gives access to a bathroom, separate wc and utility room.

The bathroom comprises a panelled bath with a separate shower unit, pedestal wash hand basin. The

separate wc has a low level suite and the glazed utility room has space and plumbing for a washing machine, tumble dryer and freezer, tiled flooring with door to the outside and wall mounted gas fired boiler.

Bedroom one has a sliding door into the second garden room with tiled flooring and an outlook over the front garden.

Bedroom two has two windows to the side and door to the rear leading out to the rear garden.

## First floor Ancillary Accommodation

**\*NOTE** at the mezzanine level there is a door and steps leading down to the rear garden which provides separate access to the first floor if required. The landing has a hatch with ladder to a large attic room with four Velux windows.

The family room has a window to the side with views towards the Firehills, fireplace (currently sealed) and door out onto the viewing area at the front which as mentioned, enjoys far reaching sea views towards

Dungeness, France and the Royal Sovereign Lighthouse off Eastbourne. The second kitchen/dining area has a good range of base and wall mounted cupboards incorporating four ring gas hob with extractor fan over, stainless steel single drainer single bowl sink unit, space and plumbing for washing machine, tumble dryer, fridge and freezer, windows to the side and rear with views towards Dungeness. Built in cupboard with gas fired boiler.

**\*NOTE.** The property has two gas fired boilers for both the ground and first floor heating.

Bedroom four has a window to the front, bedroom three has windows to the side and rear with views towards the Firehills and Pett village and bedroom five has a window to the side with views towards Camber Sands and door into the viewing area.

Bathroom comprises panelled bath with separate shower unit, pedestal wash hand basin and a window to the rear, the separate cloakroom has a low level suite and window to the rear.

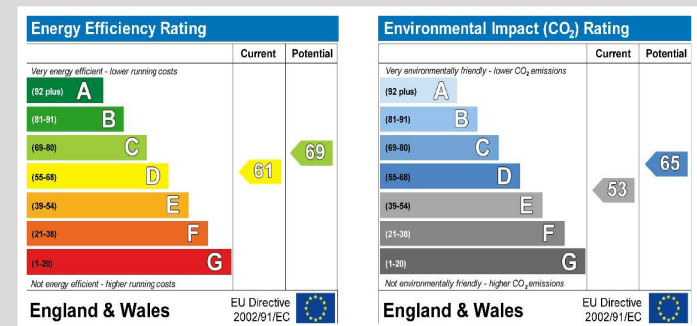
## Outside

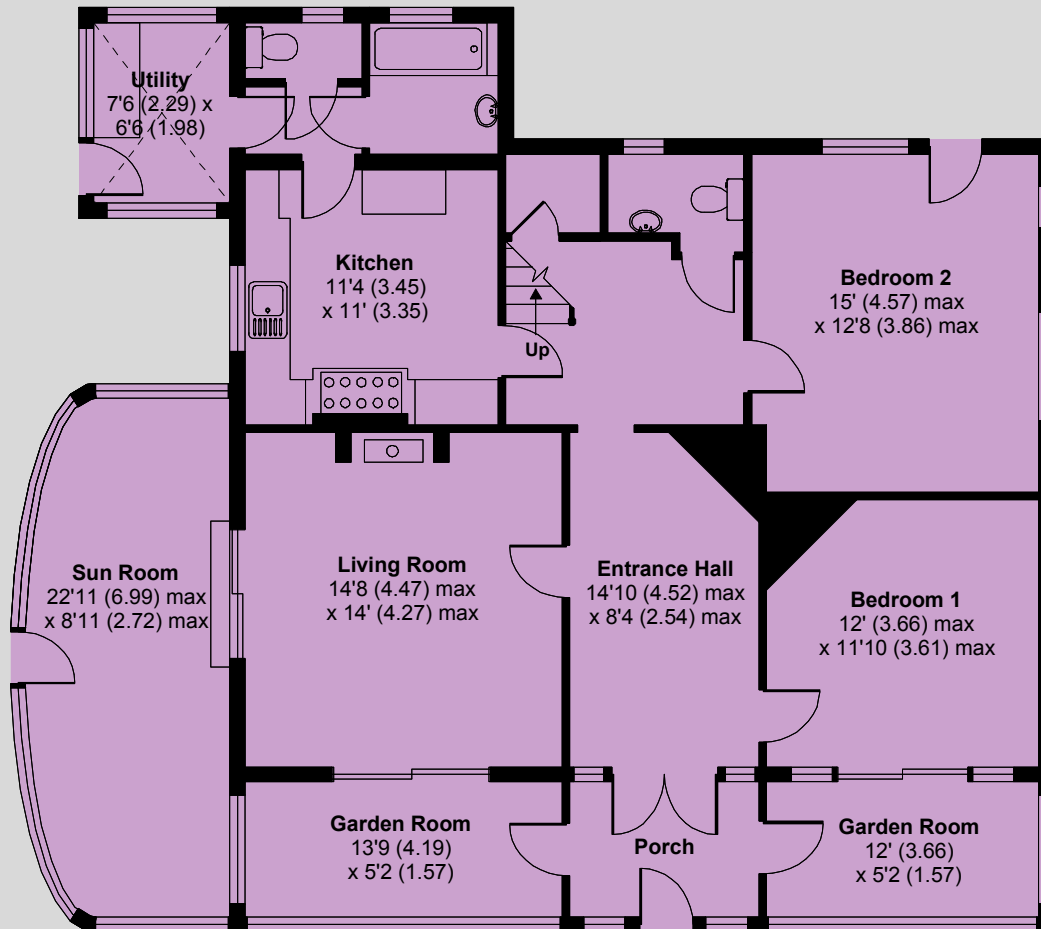
The property is accessed over a gravelled unmade track and is at the end of a no through road. The drive culminates in an area of parking and provides access to a detached double garage. There is an area of garden to the rear and sides but the front garden is where the best of the views can be enjoyed across the cliff top and along the coast.

**\*NOTE.** Some cliff erosion has taken place along this coastline and therefore we suggest potential buyers make their own investigations to their satisfaction.

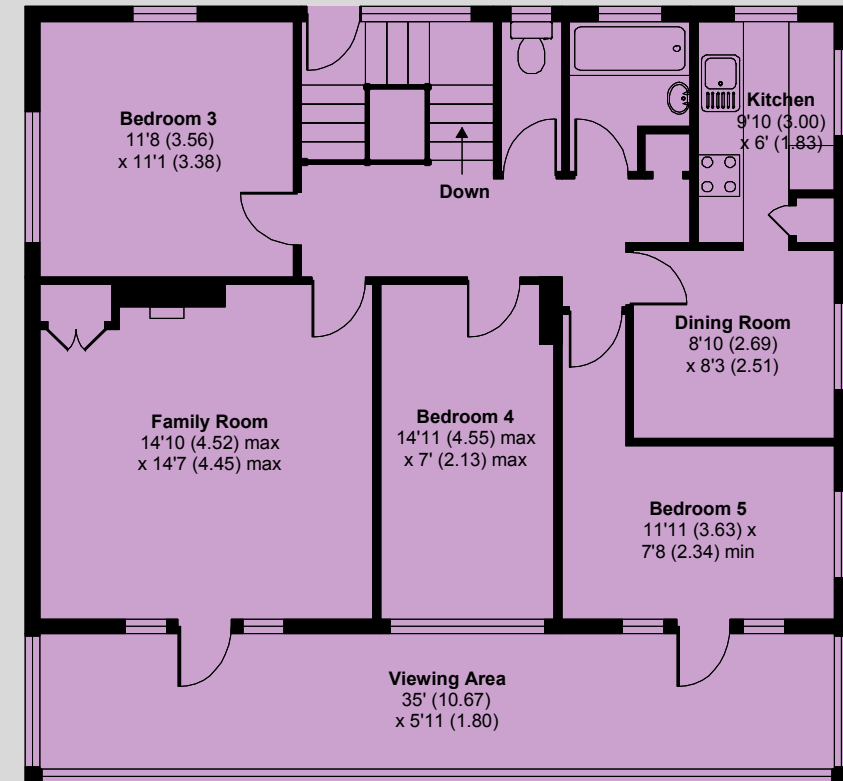
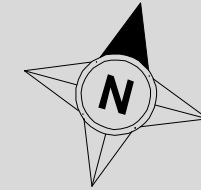
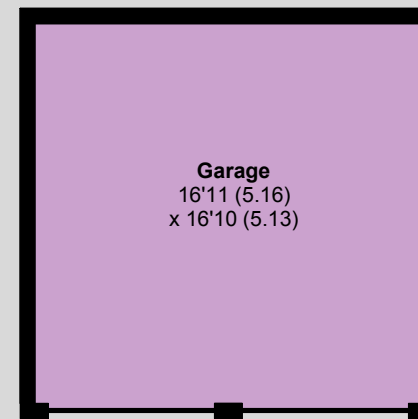
## Directions

On entering Fairlight village turn left into Waites Lane continue up to the roundabout and go straight over into Shepherds Way, follow the road to the end. At the T junction (Channel Way) turn left into the unmade road marked 'Dead End' Continue along this narrow track and you will see a white nameplate 'Gorse Cliffe' continue another 100 yards to the property.





**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 2954 SQFT / 274.4 SQM (INCLUDES DETACHED GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.



**PHILLIPS  
& STUBBS**

47/49 Cinque Ports Street, Rye, East Sussex, TN31 7AN

01797 227338

[rye@phillipsandstubbs.co.uk](mailto:rye@phillipsandstubbs.co.uk)

Important notice 1. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Descriptions of the property are subjective and are used as an opinion not a statement of fact. These particulars do not form part of any offer or contract. 2. Any areas, measurements or distances are approximate 3. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 4. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. 5. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 6. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. 7. A wide angle lens has been used in the photography.

P370