



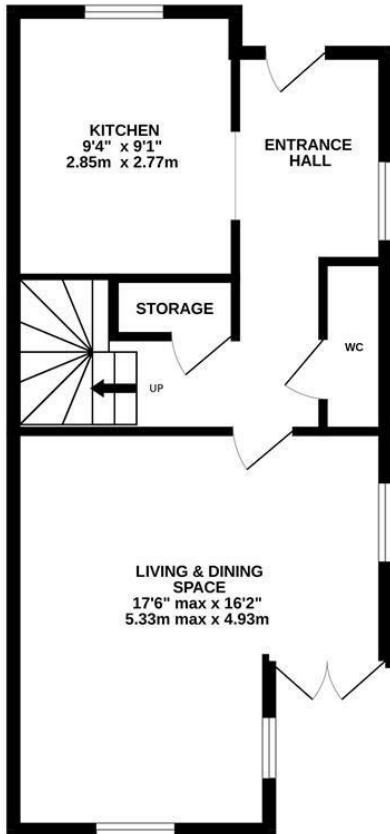
Lower Waites Lane, Hastings TN35 4DB

Offers in excess of £375,000

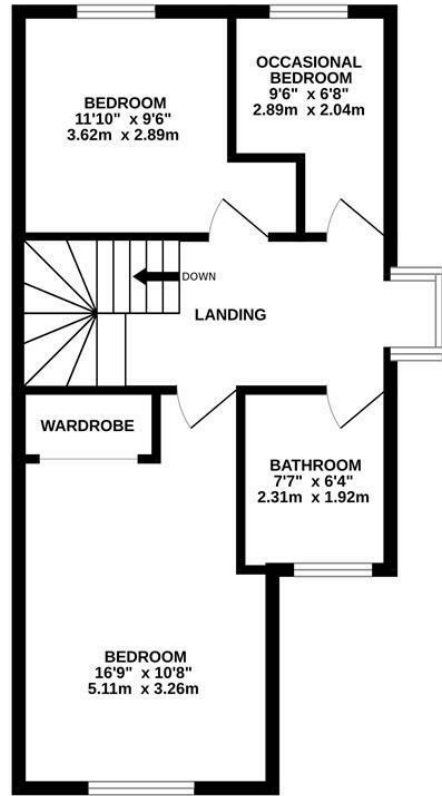


A NEWLY CONSTRUCTED two bedroom end of terrace house situated in an EXCLUSIVE DEVELOPMENT of only 16 houses within the quiet village of Fairlight. It's enviably positioned within walking distance to a village pub and Hastings Country Park with over 800 acres of woodland and countryside walks offering some of the most stunning views of the English Channel and coastline. The accommodation here is presented to an excellent standard with HIGH END FINISHINGS, the ground floor is arranged as a dual aspect living and dining space with double doors leading out to the LANDSCAPED REAR GARDEN, there is a separate kitchen fitted with contemporary high gloss units which house INTEGRATED APPLIANCES and there is a downstairs cloakroom. On the first floor there are TWO DOUBLE BEDROOMS, a study which could be used as a children's bedroom along with a family bathroom where there is a bath with a shower and screen over. Externally the generous Indian sandstone patio provides the perfect spot to dine al-fresco with a few steps leading to an expanse of lawn. At the front of the property there will be OFF ROAD PARKING for two vehicles with construction due to be completed by Spring 2024.

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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