



Cormorants Channel Way, Fairlight, TN35 4BP

SITUATED IN ONE OF THE MOST STUNNING POSITIONS IN FAIRLIGHT VILLAGE ADJOINING HASTINGS COUNTRY PARK & NATURE RESERVE, ENJOYING A SOUTH FACING ASPECT WITH DIRECT AND EXTENSIVE VIEWS OVER THE ENGLISH CHANNEL. THIS FOUR BEDROOM DETACHED BUNGALOW ALSO HAS A 145ft DRIVEWAY, A DOUBLE GARAGE AND IS TO BE SOLD CHAIN FREE.

Cormorants is ideally situated towards the end of Channel Way in the sought after village of Fairlight with direct access onto the Saxon Shoreway with its' beautiful coastal walks. The property provides versatile accommodation to include a 28'2 x 16'0 'L' Shaped triple aspect Living Room/Diner with adjoining and enclosed Sun Terrace to the front. There is also a fitted Kitchen with a separate Utility Room, a Family Bathroom, a separate W.C. and a Shower Room/W.C. with the rear Bedroom and Shower Room being able to be used as self-contained or guest accommodation.

Outside, there is a 145ft gravel driveway providing off road parking for several vehicles (with rear turning area) and a double Garage with twin electric doors. The south facing front gardens extend to 90ft enjoying direct sea views and the rear gardens measure approximately 65ft x 60ft (including the Garage), are enclosed and being mainly laid to lawn. Further benefits include gas fired central heating, double glazing and this wonderful coastal home is considered ideal for those who enjoy walks or have dogs that do. Viewing is strictly by appointment with Sole agent Charles & Co. To be sold CHAIN FREE.

Price £695,000

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- Deceptive Four Bedroom Detached Bungalow
- Adjoining Hastings Country Park
- Kitchen & Separate Utility Room
- Lawned Gardens. Available Chain Free
- One of the Most Sought After Locations
- 28'2 x 16'0max Living Room/Diner
- Bathroom & Separate Shower Room
- Stunning Expansive & Direct Sea Views
- Enclosed Sun Terrace with Direct Sea Views
- 145ft Driveway & Double Garage

Entrance Hall

Living Room/Diner

28'2 x 16'0 max (8.59m x 4.88m max)

Sun Terrace

Kitchen

11'7 x 8'5 (3.53m x 2.57m)

Utility Room

8'4 x 5'0 (2.54m x 1.52m)

Separate W.C

Bedroom One

14'10 x 11'7 (4.52m x 3.53m)

Bedroom Two

11'8 x 10'5 (3.56m x 3.18m)

Bedroom Four

9'8 x 8'4 (2.95m x 2.54m)

Family Bathroom/W.C

Inner Hall

5'5 x 3'4 (1.65m x 1.02m)

Bedroom Three

12'10 x 11'3 (3.91m x 3.43m)

Shower Room/W.C

Outside

Front Garden

90' x 60' (27.43m x 18.29m)

Driveway

145'0 length (44.20m length)

Double Garage

18'10 x 17'5 (5.74m x 5.31m)

Rear Garden

65'0 x 60'0 max (19.81m x 18.29m max)





Floor Plan

GROUND FLOOR
1613 sq.ft. (149.8 sq.m.) approx.



TOTAL FLOOR AREA: 1293sq.ft. (120.1 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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Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		84
	(69-80) C	71	
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	