



High Oban, 6 Meadow Way, Fairlight, TN35 4BN

A DELIGHTFUL TWO DOUBLE BEDROOM DETACHED BUNGALOW CONSIDERED TO OCCUPY ONE OF THE MOST SOUGHT AFTER VILLAGE POSITIONS ENJOYING EXTENSIVE AND ELEVATED VIEWS OVER FAIRLIGHT AND THE SEA TOWARDS RYE BAY & DUNGENESS AND WITH THE BENEFIT OF A 55ft DRIVEWAY, A GARAGE AND A SOUTH WEST FACING REAR GARDEN. TO BE SOLD CHAIN FREE.

There is an immediate feeling of space as you enter the large Reception Hallway and the 22' x 21'6 (max) 'L' Shaped Living Room/Diner is dual aspect with a feature fireplace and overlooks the rear gardens as well as those magnificent views to the sea & Rye bay. The Kitchen/Breakfast Room has built-in appliances and an adjoining Garden Room with both Bedrooms being double with fitted wardrobes to the 13'11 x 9'11 main Bedroom and those stunning views to the front. There is also an en-suite w.c. to Bedroom Two and the modern Shower Room/w.c. has a walk-in double shower enclosure.

In addition, there is a 55ft lawned front garden and driveway, an integral Garage (with electric roller door) and the 50ft x 50ft patio & lawned rear gardens back onto Fairlight recreation ground with direct access into Knowle Wood. Channel Way which leads into Hastings Country Park is a short walk away with The Cove village Pub at the foot of Meadow Way. Further benefits include gas fired central heating, upvc double glazing and the Bungalow is offered with immediate vacant possession. Viewing is strictly by prior appointment with Sole Agent, Charles & Co.

Price £550,000

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- Two Double Bedroom Detached Bungalow
- Dual Aspect 'L' Shaped Living Room/Diner
- 55ft Driveway & Single Garage
- Early Viewing Recommended. CHAIN FREE
- One of the Most Sought After Positions
- Fitted Kitchen with Built-in Appliances
- South Westerly facing Rear Gardens
- Outstanding Sea Views over Rye Bay
- Contemporary Shower Room/w.c.
- Garden Room, G.C.H. & Double Glazing

Covered Entrance

Reception Hall

13'5 x 8'5 (4.09m x 2.57m)

Living Room/Diner

22' x 21'6 at widest points (6.71m x 6.55m at widest points)

Kitchen/Breakfast Room

12' x 9'11 (3.66m x 3.02m)

Garden Room/Utility

10'8 x 5'0 (3.25m x 1.52m)

Bedroom One

13'11 x 12'2 (4.24m x 3.71m)

Bedroom Two

11'11 x 9'3 (3.63m x 2.82m)

Separate W.C.

Shower Room/W.C.

8'4 x 5'9 (2.54m x 1.75m)

Outside

Front Garden

55' x 45' (16.76m x 13.72m)

Driveway

55' (16.76m)

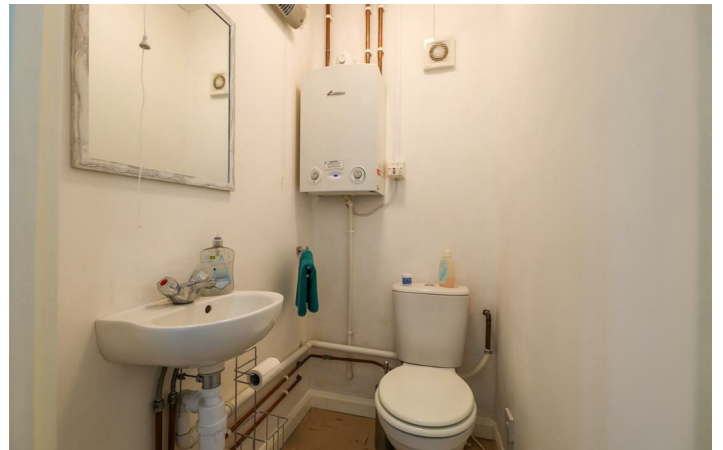
Garage

16' x 9' (4.88m x 2.74m)

Rear Garden

50' deep x 50' wide (15.24m deep x 15.24m wide)





Floor Plan

GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	