









# 49 Lower Waites Lane, Fairlight, TN35 4DB

AN ATTRACTIVE AND IMMACULATELY PRESENTED FOUR BEDROOM DETACHED BUNGALOW SET BACK WITHIN THIS FAVOURED VILLAGE LANE LOCATION CLOSE TO BEAUTIFUL SAXON SHORE WAY & COASTAL WALKS LEADING TO PETT LEVEL & HASTINGS COUNTRY PARK.

The property provides versatile and spacious living accommodation to include a 18'9 x 13'10 Bow fronted Living Room with fitted Wood Burner, a fitted Kitchen with central Island, adjoining Dining Room and an impressive 15'0 x 11'3 rear double glazed Conservatory. There is also a separate Utility Room, a 10'10 x 6'0 family Bath/Shower Room with stand alone slipper Bath, an en-suite shower room to Bedroom Two and Bedroom Four could be used as a Study/Home Office.

There is also a large frontage to the bungalow with a shared gated access from Lower Waites Lane to an extensive private driveway providing off road parking for several vehicles, a Detached Double Garage and a tucked away detached Workshop. The rear gardens are a particular feature with two separate patio areas, a fish/Koi pond which adjoins and is overlooked from the rear Conservatory with the gardens being established and mainly laid to lawn with flowers & shrubs as well as a rear garden store/summerhouse.

Further benefits include gas fired central heating, double glazing and viewing is considered essential with Sole agents Charles & Co. to appreciate this stunning detached bungalow is such a sought after Village setting.

## 49 Lower Waites Lane, Fairlight, TN35 4DB







- Four Bedroom Detached Bungalow
- 18'9 x 13'10 Living Room
- Bath/Shower Room & En-Suite
- Detached Double Garage
- Tucked away Village Lane Location A Short Walk from Coastal Walks
- Kitchen & Utility Room
- Conservatory & Established Gardens Extensive Driveway & Parking
- Separate Dining Room

#### **Entrance Hall**

#### **Living Room**

18'9 x 13'10 (5.72m x 4.22m)

#### **Dining Room**

11'0 x 9'7 (3.35m x 2.92m)

#### Kitchen

12'7 x 11'3 (3.84m x 3.43m)

#### Conservatory

15'0 x 11'3 (4.57m x 3.43m)

#### **Inner Hall**

#### **Utility Room**

12'8 x 5'0 (3.86m x 1.52m)

#### **Bedroom One**

11'5 x 11'5 (3.48m x 3.48m)

#### **Bedroom Two**

11'7 x 9'9 (3.53m x 2.97m)

#### En-Suite Shower Room/W.C.

#### **Bedroom Three**

10'1 x 9'9 (3.07m x 2.97m)

#### **Bedroom Four/Study**

10'10 x 7'8 (3.30m x 2.34m)

#### **Bath/Shower Room**

10'10 x 8'3 max (3.30m x 2.51m max)

#### **Outside**

#### **Driveway**

#### Front Garden

#### **Detached Double Garage**

18'0 x 17'0 (5.49m x 5.18m)

#### **Detached Workshop**

14'0 x 9'0 (4.27m x 2.74m)

#### Rear Garden

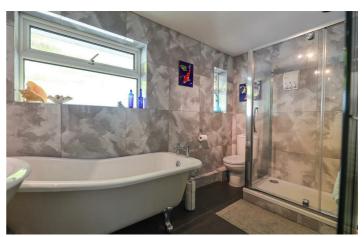




















#### Floor Plan

### GROUND FLOOR 1515 sq.ft. (140.7 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 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 blacen 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 operationly or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

