



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 in such a sought after Village setting.

Price £665,000

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

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 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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	