



18 Meadow Way, Fairlight, TN35 4BN

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW OCCUPYING A CORNER PLOT IN THIS FAVOURED VILLAGE SETTING CLOSE TO LOCAL COUNTRYSIDE & COASTAL WALKS WITH ACCESS INTO HASTINGS COUNTRY PARK AS WELL AS ENJOYING SEA VIEWS TOWARDS RYE BAY.

The property provides spacious and versatile accommodation to include a 22'0 x 12'0 living room with a rear conservatory/dining room which overlooks the rear garden, a modern fitted kitchen which also leads out into the conservatory and there is also a third bedroom which could be used as a hobby room or office. The main bedroom is dual aspect with views towards the sea and there is also an en-suite shower room in addition to the family bathroom/w.c. Outside, there is a gated driveway which provides off road parking and leads to the garage and in addition, there is a raised vegetable garden to the side with a timber potting shed. The rear gardens are a particular feature of the property and have been carefully established by the current owners to include a variety of flowers & shrubs with a central patio area and raised summerhouse which looks over the village towards the sea. There is also access to both sides of the bungalow and a separate 16'0 x 8'0 insulated workshop/office which has power & light.

Further benefits include parquet flooring, gas fired central heating, new electrics and double glazing. This is an exceptional bungalow and viewing is considered essential with Charles & Co. to appreciate the space, location and beautiful gardens this property has to offer.

Offers in excess of £525,000

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- Three Bedroom Detached Bungalow
- 22'0 x 12'0 Living Room
- Contemporary Bathroom/W.C
- Village Location & Sea Views
- Immaculately Presented Throughout
- Rear Conservatory/Dining Room
- Beautiful Rear Garden with Summerhouse
- Modern Fitted Kitchen
- En-Suite to Main Bedroom
- Vegetable Garden & Workshop

Entrance Porch

9'5 x 6'7 (2.87m x 2.01m)

Reception Hall

13'7 x 6'4 (4.14m x 1.93m)

Living Room

22'0 x 12'0 (6.71m x 3.66m)

Dining Room/Bedroom Three

10'0 x 9'0 (3.05m x 2.74m)

Kitchen

11'10 x 9'10 (3.61m x 3.00m)

Conservatory

14'0 x 8'6 (4.27m x 2.59m)

Bedroom One

13'10 x 12'4 (4.22m x 3.76m)

En-Suite Shower Room

7'0 x 3'5 (2.13m x 1.04m)

Bedroom Two

11'10 x 9'4 (3.61m x 2.84m)

Bathroom/W.C

8'4 x 5'10 (2.54m x 1.78m)

Outside

Front Garden

Driveway

Garage

17'0 x 9'0 (5.18m x 2.74m)

Rear Garden

Workshop/Office

15'3 x 7'6 (4.65m x 2.29m)

Summer House

Side Garden





Floor Plan

GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		68	82
England & Wales		EU Directive 2002/91/EC	