

16 Woodland Way, Fairlight, TN35 4AU

A WELL PRESENTED AND DECEPTIVE THREE DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED CHALET STYLE BUNGALOW SITUATED WITHIN THIS SMALL RESIDENTIAL CUL-DE-SAC IN FAIRLIGHT VILLAGE WITH DIRECT ACCESS FROM THE CLOSE INTO KNOWLE WOOD WITH HASTINGS COUNTRY PARK AND THE SAXON SHOREWAY WITHIN CLOSE WALKING DISTANCE. THERE ARE ALSO BUS SERVICES ON WAITES LANES CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS AS WELL AS THE FAIRLIGHT COVE PUB AND HAIRDRESSERS.

The property provides versatile and spacious accommodation arranged on two floors to include an 18'3 x 11'8 dual aspect Living Room with wood burning stove, a fitted kitchen with a Rangecooker and a particular feature is the 18'9 x 12'0 Conservatory/Sun Room which makes an ideal entertaining space and overlooks the rear gardens. In addition, there are two double bedrooms to the ground floor (one with an en-suite w.c.), a contemporary family bathroom/w.c. and to the first floor, there is a main bedroom with fully fitted wardrobes as well as a separate shower room/w.c.

Outside, there is a Driveway to the side providing off road parking for two vehicles, an EV point and a Garage with rear Workshop/Garden Store. The rear gardens are landscaped with a decked area, flowers and shrubs and further benefits include gas fired central heating and double glazing. Viewing is considered essential to appreciate the flexibility of accommodation and this quiet position opposite Knowle Wood. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £495,000

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- Detached Chalet Style Bungalow
- Favoured Village Location
- Impressive 220sq ft Conservatory
- Garage, Workshop & Gardens
- Three Bedrooms & Two Receptions
- Direct Access into Knowle Wood
- Bathroom & Separate Shower Room
- Small Residential Cul-de-Sac
- Coastal & Countryside Walks
- Driveway with EV Charger

Entrance Hall

Living Room

18'3 x 11'8 (5.56m x 3.56m)

Kitchen

11'9 x 11'3 (3.58m x 3.43m)

Conservatory

18'9 x 12'0 (5.72m x 3.66m)

Bedroom Two

13'6 x 11'4 (4.11m x 3.45m)

En-Suite W.C.

Bedroom Three

13'5 x 9'0 (4.09m x 2.74m)

Family Bathroom/W.C.

8'3 x 5'4 (2.51m x 1.63m)

First Floor Landing

Bedroom One

13'7 x 8'11 (4.14m x 2.72m)

Shower Room/W.C.

8'2 x 7'3 (2.49m x 2.21m)

Outside

Front Garden

Driveway

Garage

16'6 x 8'2 (5.03m x 2.49m)

Workshop/Store

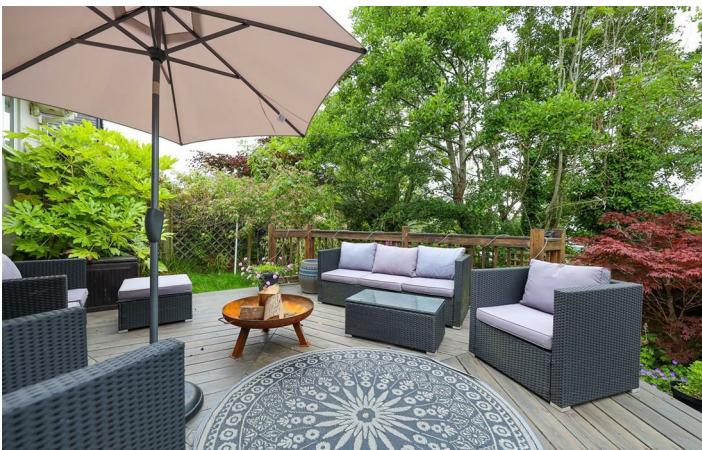
12'0 x 8'0 (3.66m x 2.44m)

Rear Garden

Shed

8'0 x 5'0 (2.44m x 1.52m)





Floor Plan



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		70	80
(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	