



Sandalwood, 1 Stockdale, Fairlight, TN35 4DQ

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS QUIET RESIDENTIAL CUL-DE-SAC OF JUST SEVEN BUNGALOWS IN THIS SOUGHT AFTER VILLAGE SETTING CLOSE TO HASTINGS COUNTRY PARK, THE COVE VILLAGE PUB, LOCAL COASTAL WALKS AND BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property provides well proportioned accommodation to include a stunning dual aspect 22'7 x 22'5 Living/Dining Room with central feature chimney breast and fireplace, a rear Conservatory with double glazed French doors, a fitted Kitchen with side porch, three double bedrooms (each with fitted wardrobes) and a Bathroom with over bath shower unit and separate w.c. Outside, there are lawned front gardens with a block paved driveway to the side providing off road parking and an integral garage with an electric door and personal door to the side. The 60ft x 40ft landscaped south facing rear gardens are a particular feature and have been beautifully established over many decades with lovely areas of lawn and patio, all enjoying seclusion.

Further benefits include gas fired central heating, double glazing, parquet flooring and viewing is considered essential with the owners Sole Agent Charles & Co. to appreciate this immaculate and comfortable village home.

Asking price £425,000

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- Three Bedroom Detached Bungalow
- Living Room with Central Fireplace
- Bathroom with Shower & Separate W.C.
- Viewing Considered Essential
- Quiet Village Cul-de-Sac Location
- Conservatory with French Doors
- Driveway & Integral Garage
- Close to Hastings Country Park
- 12'5 x 9'6 Fitted Kitchen & Side Porch
- Beautiful South facing Gardens

Entrance Porch

Entrance Lobby

Living Room/Diner

22'7 x 22'5 (6.88m x 6.83m)

Conservatory

11'7 x 6'6 (3.53m x 1.98m)

Kitchen

12'5 x 9'6 max (3.78m x 2.90m max)

Side Porch

Inner Hallway

Bedroom One

14'0 x 10'5 (4.27m x 3.18m)

Bedroom Two

10'11 x 10'0 (3.33m x 3.05m)

Bedroom Three

10'5 x 10'0 (3.18m x 3.05m)

Bathroom

6'9 x 6'6 max (2.06m x 1.98m max)

Separate W.C.

Outside

Front Garden

Driveway

Garage

15'3 x 9'6 (4.65m x 2.90m)

Rear Garden

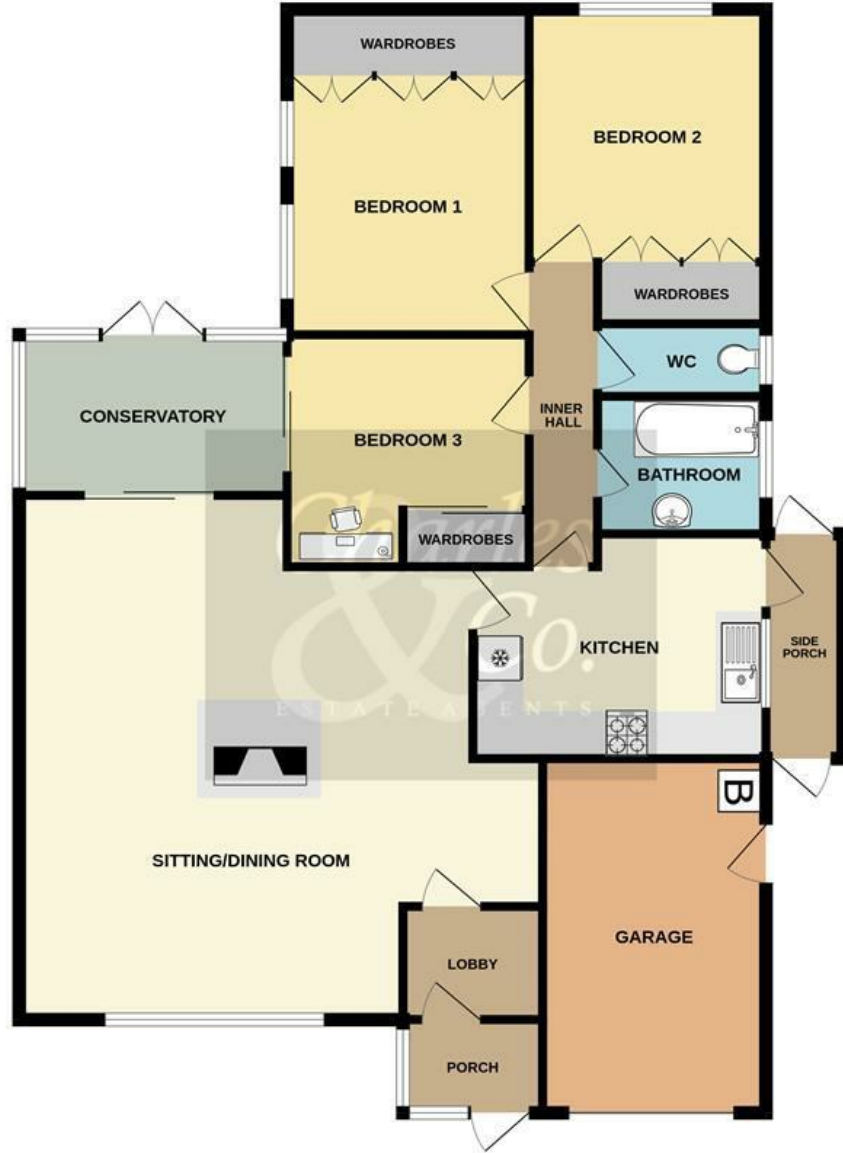
60'0 x 40'0 (18.29m x 12.19m)





Floor Plan

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	