



Newlyn Shepherds Way, Fairlight, TN35 4BB

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW FAVOURABLY SITUATED WITHIN THIS SOUGHT AFTER VILLAGE LOCATION CLOSE TO LOCAL COUNTRYSIDE & COASTAL WALKS AS WELL AS HASTINGS COUNTRY PARK AT THE END OF CHANNEL WAY. THERE ARE ALSO REGULAR BUS SERVICES ON SHEPHERDS WAY CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The bungalow is immaculately presented throughout with accommodation to include an impressive 20'10 x 10'0 re-fitted kitchen/breakfast room with integrated appliances and breakfast bar, a separate utility room as well as a contemporary family bathroom/w.c with a shower unit and tiled walls with sealed lighting controls. Both bedrooms are dual aspect and there is also a 15'0 x 15'0 dual aspect sitting room with feature wood burning stove and a separate 14'9 x 9'0 reception/dining hall providing versatility of use. From the kitchen, there are double glazed french doors opening out into the rear conservatory which overlooks and leads to the rear gardens.

Outside, to the front there is an open verandah which overlooks the front lawned gardens, a 60ft resin driveway to the side (with electric charging point) providing off road parking for up to three vehicles and there is also a detached garage with electric up and over door. The rear gardens are landscaped being laid to lawn with a pond and a large patio enjoying seclusion. Further benefits include upvc double glazing, gas fired central heating as well as attractive and low maintenance external weather boarding. Viewing is highly recommended with owners Sole agents, Charles & Co.

Offers in the region of £450,000

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- Stunning Detached Bungalow
- Dual Aspect Double Bedrooms
- Impressive 20'10 x 10'0 Kitchen
- Patio & Lawned Rear Gardens
- Favoured Village Location
- Living Room with Wood Burner
- Utility & Rear Conservatory
- Close to Hastings Country Park
- Spacious Reception/Dining Hall
- 60ft Driveway & Detached Garage

Reception/Dining Hall

14'9 x 9'0 (4.50m x 2.74m)

Living Room

15'0 x 15'0 (4.57m x 4.57m)

Kitchen/Breakfast Room

20'10 x 10'0 (6.35m x 3.05m)

Utility Room

11'9 x 4'2 (3.58m x 1.27m)

Conservatory

12'0 x 9'4 (3.66m x 2.84m)

Bedroom One

13'10 x 10'10 (4.22m x 3.30m)

Bedroom Two

10'10 x 9'5 (3.30m x 2.87m)

Family Bathroom/W.C.

7'6 x 6'8 (2.29m x 2.03m)

Outside

Front Garden

Driveway

60'0 (18.29m)

Detached Garage

16'8 x 8'9 (5.08m x 2.67m)

Rear Gardens





Floor Plan

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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		82
(69-80) C	67	
(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