



## Hysted Fairlight Road, Fairlight, TN35 4AA

AN ATTRACTIVE & WELL PRESENTED THREE BEDROOM DETACHED CHALET STYLE BUNGALOW, SITUATED IN THIS FAVOURED VILLAGE LOCATION DIRECTLY OPPOSITE HASTINGS COUNTRY PARK AND ENJOYING AN ELEVATED POSITION WITH EXTENSIVE COUNTRYSIDE & COASTAL VIEWS WITH A PLOT OF APPROXIMATELY 3.75 ACRES INCLUDING A PADDOCK, GARAGING AND CAR PORTS.

The property is set back from Fairlight Road and approached via a sweeping driveway with a five bar gate and a large parking area. The accommodation is arranged over two floors to include a bay fronted living room with open fireplace which leads out onto a 35'0 x 16'0 decked sun terrace with exceptional far reaching views over Sussex and Kent countryside. There is also a 20'6 x 14'0 kitchen/breakfast room, a separate dual aspect dining room with stunning views and a study area for those wanting to work from home. The main bedroom has an en-suite shower room and direct access onto the sun terrace and there is also a further double bedroom, a family bathroom with separate shower cubicle and at garden level there is a third/guest bedroom with an en-suite w.c, a wet room and a utility room as well as access into the 23'0 x 14'0 cellar.

Outside, the extensive patio and lawned gardens wrap around the property to three sides with outbuildings and a separate paddock which is just under two acres.

**Price £950,000**



# Hysted Fairlight Road, Fairlight, TN35 4AA



- Attractive Detached Chalet Bungalow
- Plot & Paddock of 3.75 Acres
- Three Bathrooms/Wet Room
- Viewing Considered Essential
- Three Double Bedrooms
- Two Reception Rooms
- Driveway, Garage & Car Ports
- Outstanding Countryside Views
- 350sq ft Sun Terrace/Balcony
- Situated Opposite Country Park

## Entrance Porch

## Kitchen/Breakfast Room

20'6 x 14'0 (6.25m x 4.27m)

## Dining Room

16'3 x 11'0 (4.95m x 3.35m)

## Study

10'9 x 9'0 (3.28m x 2.74m)

## Living Room

17'10 x 13'2 into bay (5.44m x 4.01m into bay)

## Balcony/Sun Terrace

35'0 x 16'0 (10.67m x 4.88m)

## Inner Hallway

10'7 x 9'3 max (3.23m x 2.82m max)

## Bedroom One

13'2 x 12'7 max (4.01m x 3.84m max)

## En-Suite Shower Room

## Bedroom Two

11'10 x 9'11 (3.61m x 3.02m)

## Bathroom/Shower Room

10'8 x 6'6 (3.25m x 1.98m)

## Garden Level

## Hallway

## Wet Room

## Utility Room

6'9 x 6'7 (2.06m x 2.01m)

## Bedroom Three

16'0 x 11'0 (4.88m x 3.35m)

## En-Suite w.c

## Cellar

23'0 x 14'0 (7.01m x 4.27m)

## Outside

## Driveway

## Garage

14'10 x 12'0 (4.52m x 3.66m)

## Double Car Port

17'7 x 12'0 (5.36m x 3.66m)

## Extensive Gardens

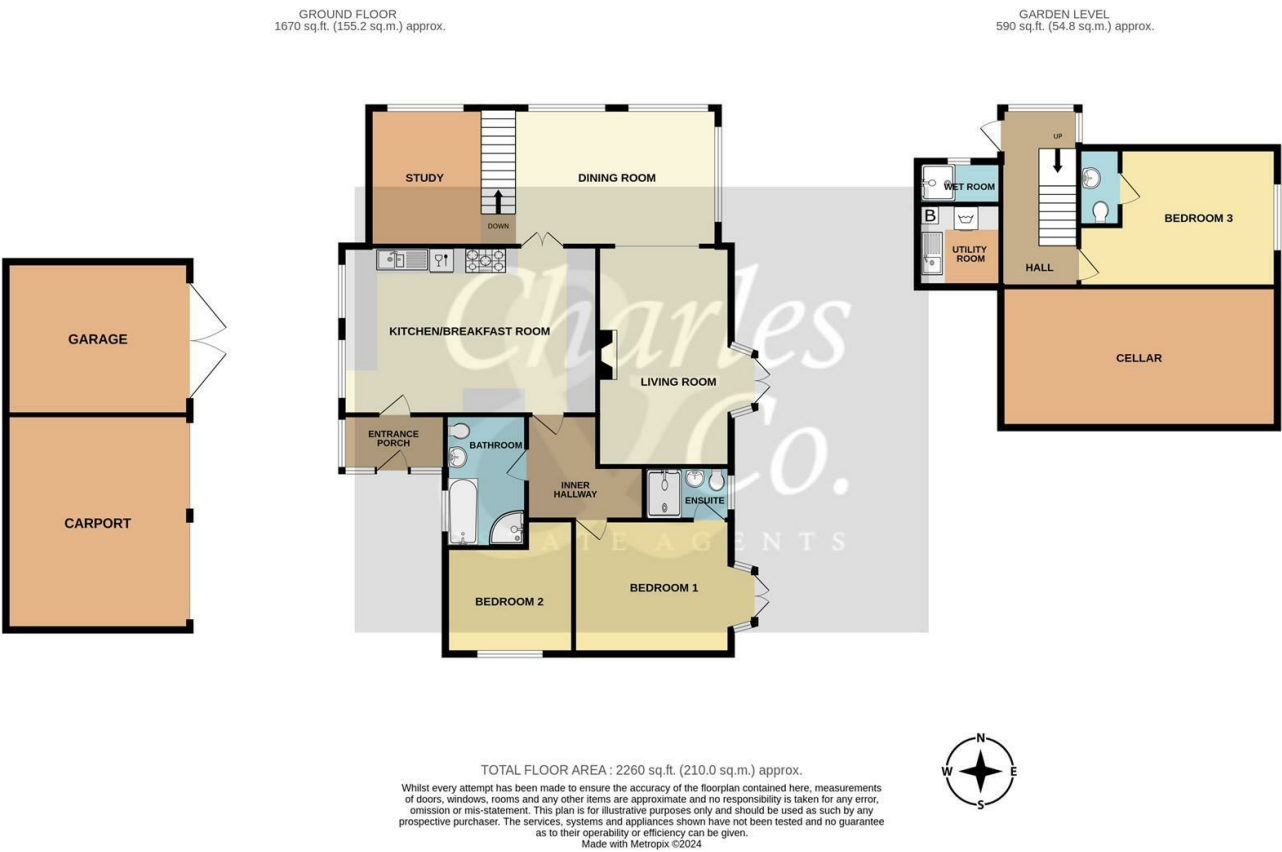
## Paddock







Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	98
(81-91) B		
(69-80) C		
(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	