



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

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- 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)

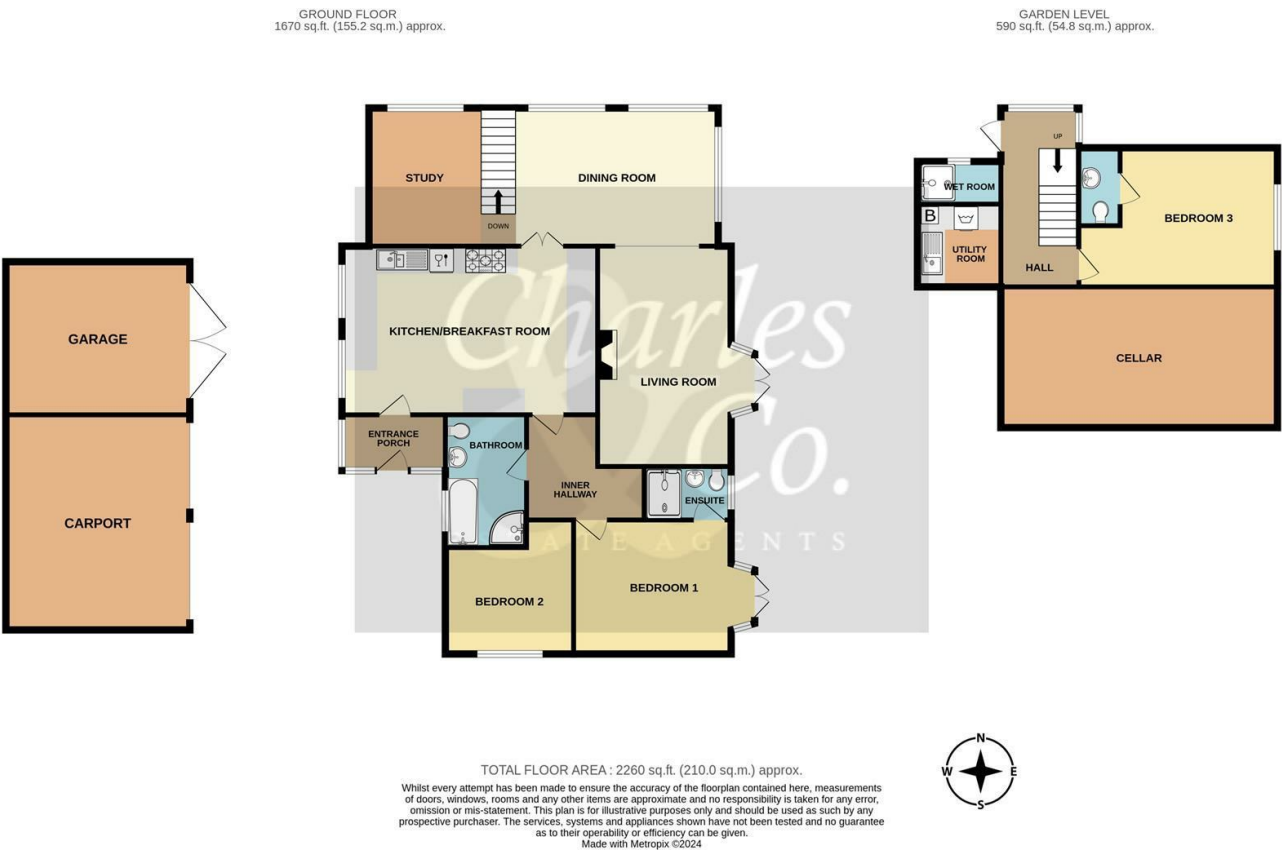
Extensive Gardens

Paddock





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		