



## Chatsworth Fyrsway, Fairlight, TN35 4BG

AN IMMACULATELY PRESENTED AND ATTRACTIVE TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH A 120ft SOUTH FACING REAR GARDEN AND BEING IDEALLY LOCATED WITHIN 150 YARDS OF HASTINGS BEAUTIFUL COUNTRY PARK AND ENJOYING VIEWS OVER FAIRLIGHT VILLAGE TOWARDS THE SEA AND RYE BAY.

The property has been subject to extensive improvements by the current owners and provides deceptive accommodation to include a 19ft reception hallway, an impressive triple aspect 27'8 x 14'9 lounge/diner which overlooks the rear gardens and views to the sea and there is also a feature fireplace with a fitted wood burner. The 11'11 x 11'1 re-fitted kitchen benefits from a Richmond Rangecooker, beech worktops and a butler sink as well as a separate breakfast area with direct views to the sea. In addition, there is a re-fitted family bathroom/w.c. and the main bedroom is dual aspect with fully fitted wardrobes.

Outside, the large block paved driveway provides off road parking for four vehicles and to the side there is a garden room/office which is perfect for those wanting to work from home as well as an adjoining garden store/workshop. The 120ft rear garden is a particular feature with its large patio area and ornate pond with the gardens being mainly laid to lawn and enjoying a southerly aspect with distant sea views. Further benefits include re-wiring, a new boiler and radiators (remainder of 10 year warranty), new upvc double glazing and viewing is considered essential with the owners Sole agent Charles & Co. to appreciate this stunning home in such a sought after village location.

Price £525,000

# Chatsworth Fyrsway, Fairlight, TN35 4BG



- Beautifully Presented Detached Bungalow
- Two Double Bedrooms
- Large Driveway, Home Office & Workshop
- Views over Fairlight to the Sea
- Sought After Village Location
- Re-fitted Kitchen & Bathroom/w.c.
- 120ft South Facing Rear Garden
- 150 Yards from Hastings Country Park
- Impressive 27ft Triple Aspect Lounge/Diner
- Benefits from Extensive Improvements

## Covered Entrance

## Reception Hallway

19'4 x 8'3 max (5.89m x 2.51m max)

## Lounge/Diner

27'8 x 14'9 (8.43m x 4.50m)

## Kitchen

11'11 x 11'1 (3.63m x 3.38m)

## Breakfast Area

8'0 x 4'2 (2.44m x 1.27m)

## Bedroom One

18'0 x 10'4 (5.49m x 3.15m)

## Bedroom Two

10'11 x 9'0 (3.33m x 2.74m)

## Bathroom/W.C.

7'11 x 5'5 (2.41m x 1.65m)

## Outside

## Front Garden

## Driveway

## Office/Garden Room

12'11 x 9'5 (3.94m x 2.87m)

## Workshop

9'9 x 9'5 (2.97m x 2.87m)

## Rear Garden

120' (36.58m)









Floor Plan

GROUND FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		