



20 Meadow Way, Fairlight, TN35 4BN

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW, SITUATED WITHIN THIS FAVOURED AND CENTRAL LOCATION IN FAIRLIGHT VILLAGE BEING CLOSE TO LOCAL BUS SERVICES, FAIRLIGHT RECREATION GROUND AS WELL AS LOCAL COUNTRYSIDE & COASTAL WALKS, THE COVE PUB AND THERE IS DIRECT ACCESS INTO HASTINGS COUNTRY PARK FROM CHANNEL WAY.

The property provides spacious & versatile accommodation to include a 13'7 x 8'6 reception hallway, a 21'10 x 12'0 dual aspect living room with French doors leading out into the rear double glazed conservatory and there is a re-fitted kitchen with integrated appliances. The two principal bedrooms have fitted wardrobes and the dining room which adjoins the living room could be used as a third guest bedroom or study for those working from home.

In addition, there is a contemporary shower room w.c. and outside, there is a driveway providing off road parking, an integral garage and the 50ft x 45ft rear gardens are laid to lawn and hedge enclosed enjoying seclusion. Further benefits include gas fired central heating (new Ideal boiler), double glazing and viewing is considered essential to appreciate this stunning bungalow in such a sought after village location.

Price £499,950

20 Meadow Way, Fairlight, TN35 4BN



- Immaculate Detached Bungalow
- Favoured Fairlight Location
- Double Glazed Conservatory
- Driveway, Garage & Gardens
- Three Bedrooms
- Kitchen with Built-in Appliances
- Fitted Wardrobes to Bedrooms
- Close to Local Walks & Bus Services
- 21'10 x 12'0 Living Room
- Modern Shower Room/W.C

Entrance Porch

6'10 x 6'0 (2.08m x 1.83m)

Reception Hall

13'7 x 8'6 (4.14m x 2.59m)

Living Room

21'10 x 12'0 (6.65m x 3.66m)

Conservatory

14'0 x 9'0 (4.27m x 2.74m)

Kitchen

11'11 x 9'1 (3.63m x 2.77m)

Bedroom One

13'10 x 12'5 (4.22m x 3.78m)

Bedroom Two

11'11 x 9'5 (3.63m x 2.87m)

Bedroom Three/Study

10'0 x 8'10 (3.05m x 2.69m)

Shower Room/W.C

8'4 x 5'8 (2.54m x 1.73m)

Outside

Front Garden

Driveway

Garage

16'11 x 8'11 (5.16m x 2.72m)

Rear Garden

50'0 x 45'0 (15.24m x 13.72m)





Floor Plan

GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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.
Made with Metropix ©2025



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.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	77
England & Wales		
EU Directive 2002/91/EC		