



35 Knowle Road, Fairlight, Hastings, TN35 4AT

A THREE BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE SITUATED AT THE TOP OF A QUIET RESIDENTIAL CUL-DE-SAC IN THIS POPULAR VILLAGE LOCATION CLOSE TO KNOWLE WOOD AND FAIRLIGHT RECREATION GROUND AS WELL AS THE COVE VILLAGE PUB, HASTINGS COUNTRY PARK AND LOCAL BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property provides versatile split level accommodation over two floors to include a living room with feature fireplace and fitted wood burner, an adjoining study and a separate dining room. The 21'4 x 8'8 dual aspect kitchen/breakfast room has built-in appliances and has space for a table and chairs. To the first floor there are two double bedrooms and a dual aspect third bedroom with a fitted wardrobe as well as family bathroom/w.c.

Outside, the front garden has an enclosed patio area and there is a 32ft driveway to the side providing off road parking which leads to the garage. The 60ft x 45ft rear garden has a full width patio and is mainly laid to lawn with established flowers and shrubs backing onto a small stream. Whilst the property does require some updating and modernisation, it is a lovely home and was enjoyed by the owners for over 40 years. There is scope for improvements to suit the new owners and viewing is encouraged by Sole agent Charles & Co. to appreciate its' living space and flexibility of use. Viewing is strictly by prior appointment.

Price £395,000

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- Detached Three Bedroom House
- 27ft Living Room/Diner with Study
- Family Bathroom/w.c.
- To Be Sold CHAIN FREE
- Favoured Village Location
- 21'4 Kitchen/Breakfast Room
- 32ft Driveway & Garage
- Close to Knowle Wood walks
- Deceptive Split Level Accommodation
- 60ft Patio & Lawned Rear Gardens

Entrance Hall

13'3 x 6'4 (4.04m x 1.93m)

Living Room

17'3 x 11'10 (5.26m x 3.61m)

Dining Room

11'10 x 9'5 (3.61m x 2.87m)

Study

8'8 x 6'9 (2.64m x 2.06m)

Kitchen/Breakfast Room

24'4 x 8'8 (7.42m x 2.64m)

First Floor Landing

Bedroom One

13'11 x 11'11 (4.24m x 3.63m)

Bedroom Two

12'11 x 11'11 (3.94m x 3.63m)

Bedroom Three

12'3 x 7'3 (3.73m x 2.21m)

Family Bathroom/W.C

8'3 x 5'5 (2.51m x 1.65m)

Outside

Front Garden

Driveway

32'0 (9.75m)

Garage

17'0 x 9'0 max (5.18m x 2.74m max)

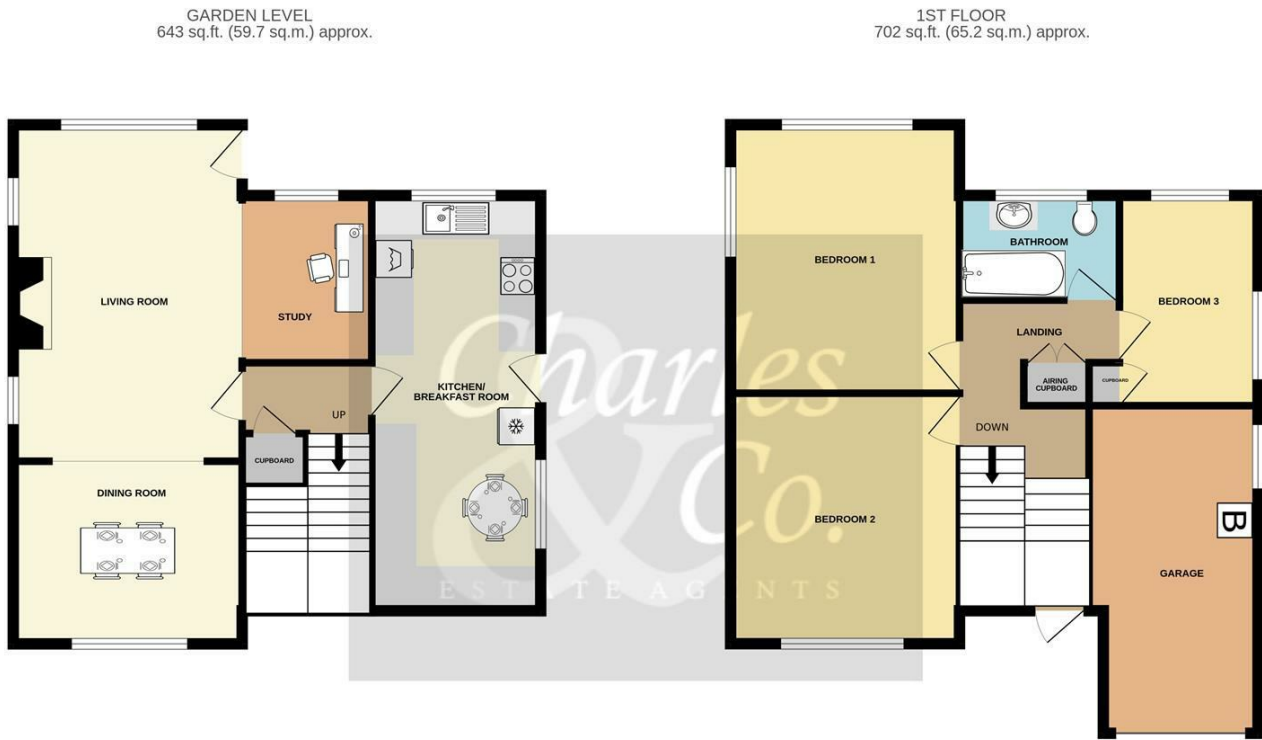
Rear Garden

60'0 x 45'0 (18.29m x 13.72m)





Floor Plan



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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		
(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		