









## Yimkin 23 Waites Lane, Fairlight, TN35 4AR

\*\* TO BE SOLD CHAIN FREE \*\* A SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH POTENTIAL TO EXTEND AND OCCUPYING A GOOD SIZED PLOT IN THIS FAVOURED FAIRLIGHT VILLAGE LOCATION CLOSE TO LOCAL COUNTRSIDE AND COASTAL WALKS AS WELL AS BEING ON A BUS ROUTE CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS AND ALSO WITH ACCESS INTO HASTINGS COUNTRY PARK FROM CHANNEL WAY.

The property was built in 1969 by the current owners family and provides deceptive accommodation which could be extended up and out with necessary planning consents. Yimkin provides living space to include a 14'4 x 12'1 dual aspect living room with French doors leading out into the gardens, a 17'7 x 12'8 max kitchen/diner, a bathroom & a separate w.c and there are also fitted wardrobes to both bedrooms one and two. Outside, there is a 36ft driveway providing off road parking with further space to the side, a garage and a particular feature are the gardens which extend to three sides and are mainly laid to lawn with trees and high hedging providing seclusion and privacy.

Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is encouraged to appreciate the versatility of accommodation and the potential to extend the bungalow to create a family house, subject to the necessary consents. Viewing is strictly by appointment with Charles & Co.

### Yimkin 23 Waites Lane, Fairlight, TN35 4AR









- Three Bedroom Detached Bungalow
- · Occupying a Large Plot
- 17'7 x 12'8 max Kitchen/Diner
- Driveway & Garage. SOLD CHAIN FREE
- Favoured Fairlight Village Location
- Potential to Extend Up & Out (STNC)
- Bathroom with Separate W.C.
- Close to Countryside & Coastal Walks
- 16'4 x 12'0 Dual Aspect Living Room
- · Enclosed Gardens to Three Sides

#### **Entrance Porch**

#### **Entrance Hall**

5'4 x 4'7 (1.63m x 1.40m)

#### Kitchen/Diner

17'7 x 12'8 (5.36m x 3.86m)

#### **Inner Hall**

8'2 x 6'7 (2.49m x 2.01m)

#### **Living Room**

16'4 x 12'0 (4.98m x 3.66m)

#### **Bedroom One**

12'8 x 11'11 (3.86m x 3.63m)

#### **Bedroom Two**

12'0 max x 11'10 (3.66m max x 3.61m) Rear Gardens

**Bedroom Three** 

12'1 x 8'4 (3.68m x 2.54m)

**Bathroom** 

Separate W.C

Outside

**Driveway** 

36'0 (10.97m)

Garage

16'6 x 8'3 (5.03m x 2.51m)

**Front Gardens** 

Side Garden

















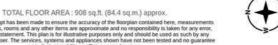




#### Floor Plan

# GROUND FLOOR 908 sq.ft. (84.4 sq.m.) approx.







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.

