



Summerwoods Farley Way, Fairlight, TN35 4AS

AN ATTRACTIVE TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH A 125ft SOUTH FACING REAR GARDEN SITUATED WITHIN THIS FAVOURED RESIDENTIAL CUL-DE-SAC IN FAIRLIGHT VILLAGE CLOSE TO LOCAL COUNTRYSIDE AND COASTAL WALKS AS WELL AS HASTINGS COUNTRY PARK & NATURE RESERVE, LOCAL BUS SERVICES ON WAITES LANE, THE VILLAGE PUB & LOCAL HAIRDRESSERS.

The property provides comfortable living accommodation to include a 22'10 x 11'10 Lounge/Diner with feature fireplace and an adjoining Sun Room which overlooks and leads to the rear gardens. There is also a 12'5 x 11'11 Kitchen/Breakfast Room with built-in appliances and a pantry and there are fitted double wardrobes to both bedrooms with an en-suite Shower Room to the main bedroom. In addition, there is a family Bathroom/w.c. and outside there is a front garden with side access, a 58ft block paved driveway providing off road parking for up to three vehicles and a Garage. The 125ft rear gardens are a particular feature of the property enjoying a south facing aspect and being established with an array of flowers, shrubs and trees, ideal for the keen gardener.

Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £425,000

Summerwoods Farley Way, Fairlight, TN35 4AS



- Two Bedroom Detached Bungalow
- Coastal & Countryside Walks
- 12'5 x 11'11 Kitchen/Breakfast Room
- To Be Sold CHAIN FREE
- Favoured Cul-de-Sac Location
- 21'10 x 11'10 Lounge/Diner
- 58ft Driveway & Garage
- Popular Fairlight Village
- Sun Room overlooking Gardens
- Beautiful Rear Gardens

Entrance Porch

Entrance Hall

Lounge/Diner

21'10 x 11'10 (6.65m x 3.61m)

Sun Room

10'0 x 9'5 (3.05m x 2.87m)

Kitchen/Breakfast Room

12'5 x 11'11 (3.78m x 3.63m)

Bedroom One

15'3 x 11'10 (4.65m x 3.61m)

En-Suite Shower Room

Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

Bathroom/W.C

6'9 x 5'9 (2.06m x 1.75m)

Outside

Front Garden

Driveway

58'0 length (17.68m length)

Garage

16'0 x 8'4 (4.88m x 2.54m)

Rear Garden

120'0 approx (36.58m approx)





Floor Plan

GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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 ©2024



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 firm's 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			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	