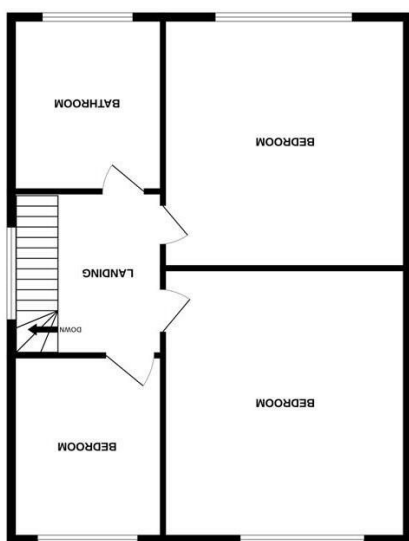
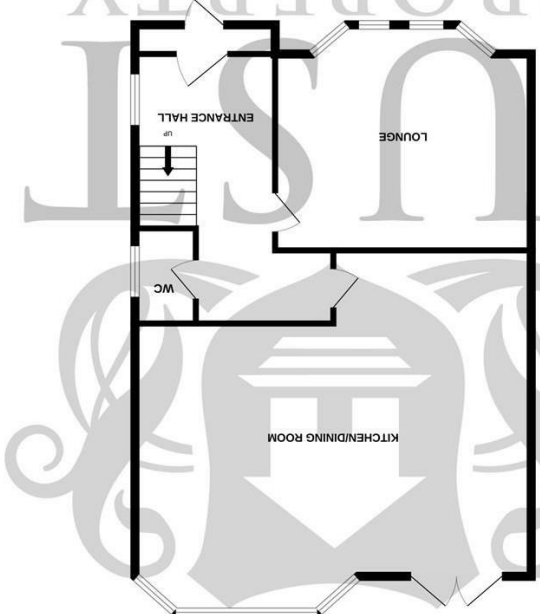


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, fire doors and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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

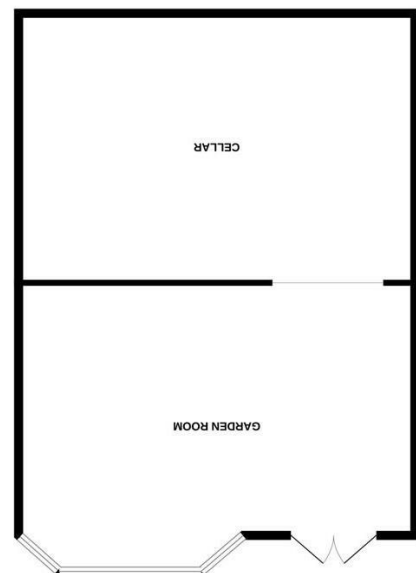
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
	(69-80) C
Not energy efficient - higher running costs	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	61
Potential	83



1ST FLOOR



GROUND FLOOR



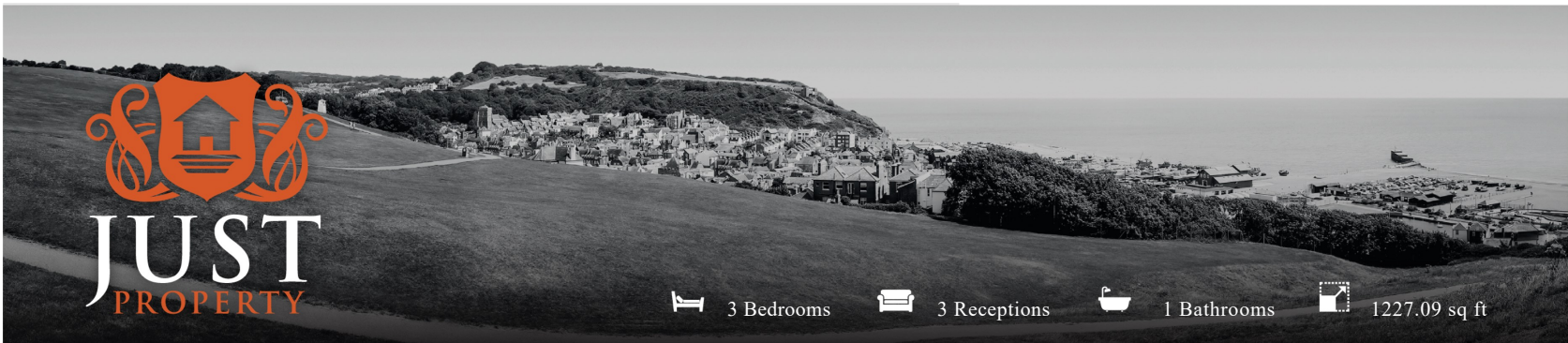
GARDEN LEVEL



FLOORPLANS

120 Fairlight Road, Hastings, TN35 5EL

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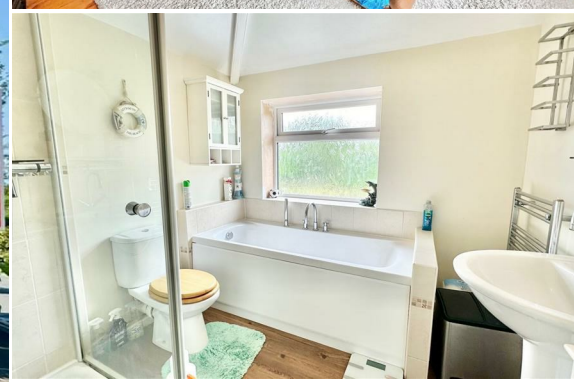


3 Bedrooms 3 Receptions 1 Bathrooms 1227.09 sq ft

Freehold

£475,000

120 Fairlight Road, Hastings, TN35 5EL





Freehold

£475,000



3 Bedrooms 3 Receptions 1 Bathrooms 1227.09 sq ft

PROPERTY DETAILS

An exceptional opportunity presents itself with this impeccably maintained and deceptively spacious extended three-bedroom, two-reception room semi-detached family home. Located on the highly sought-after view side of Fairlight Road, this property is ideally situated within walking distance of Ore Village's local amenities, convenient bus routes, Ore train station, and Hastings Country Park.

The property offers well-appointed accommodation, including a porch, downstairs cloakroom, a bay-fronted lounge featuring an open fireplace, and a fitted kitchen/diner with modern grey units and built-in appliances. The impressive rear sitting room, boasting a vaulted ceiling, bay window, and French doors, opens to the rear gardens and provides breath taking views of the countryside, town, and the English Channel.

Additional features include a family bathroom, a driveway with off-road parking for four vehicles, an under-house store room (with potential for conversion into a garden room), a 13'0 x 12'0 cellar, and an adjoining 9'4 x 8'5 workshop/store. The property is further enhanced by a well-established 60ft rear garden with both lawn and decked areas, offering extensive views from the rear elevation, particularly from the master and third bedrooms.

Further benefits include gas-fired central heating and UPVC double glazing.

An early inspection is highly recommended to secure this property in such a desirable location, please contact Just Property on 01424 444100 for more details.



ROOM DIMENSIONS

Front Door

Entrance Hall

Downstairs Cloakroom

Lounge
14'2" x 12'7" (4.32 x 3.86)

Kitchen/Diner
20'6" x 12'11" (6.27 x 3.96)

Sitting Room
18'6" x 12'4" (5.66 x 3.76)

Stairs To First Floor Landing

Bedroom
12'11" x 12'4" (3.96 x 3.76)

Bedroom
12'11" x 10'5" (3.96 x 3.18)

Bedroom
9'3" x 8'0" (2.82 x 2.44)

Bath & Shower Room
8'0" x 8'0" (2.44 x 2.44)

Off Road Parking x 4

Garden Room
18'9" x 12'0" (5.74 x 3.66)

Cellar
12'11" x 12'0" (3.96 x 3.66)

Workshop/Store
9'3" x 8'5" (2.84 x 2.57)

Rear Garden
60'0" (18.29)

FEATURES

- Semi Detached 1930's Home
- Stunning Views From Rear of Property
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen / Dining Space
- Useful Garden Level Storage & Cellar
- Off Road Parking
- Sought After Location
- Close To Country Park and Ore Village

