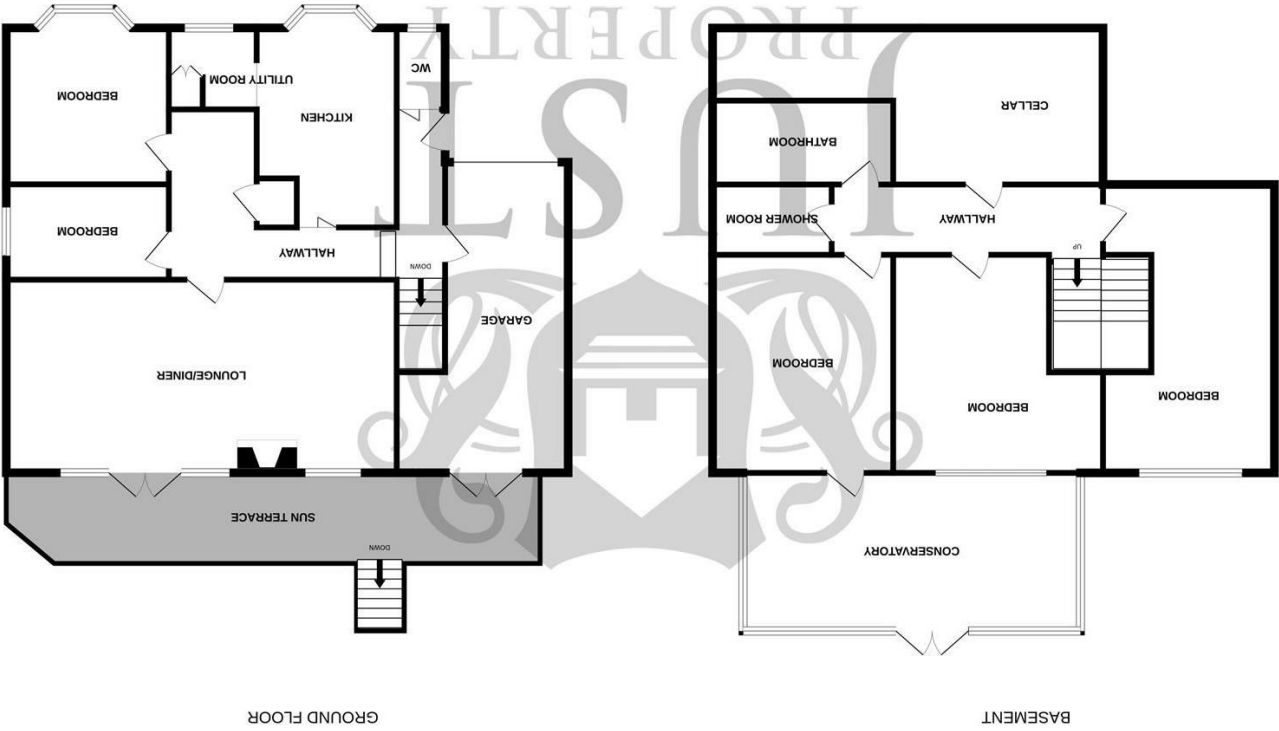


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England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current		79
Potential		84



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. 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 operating or efficiency can be given.

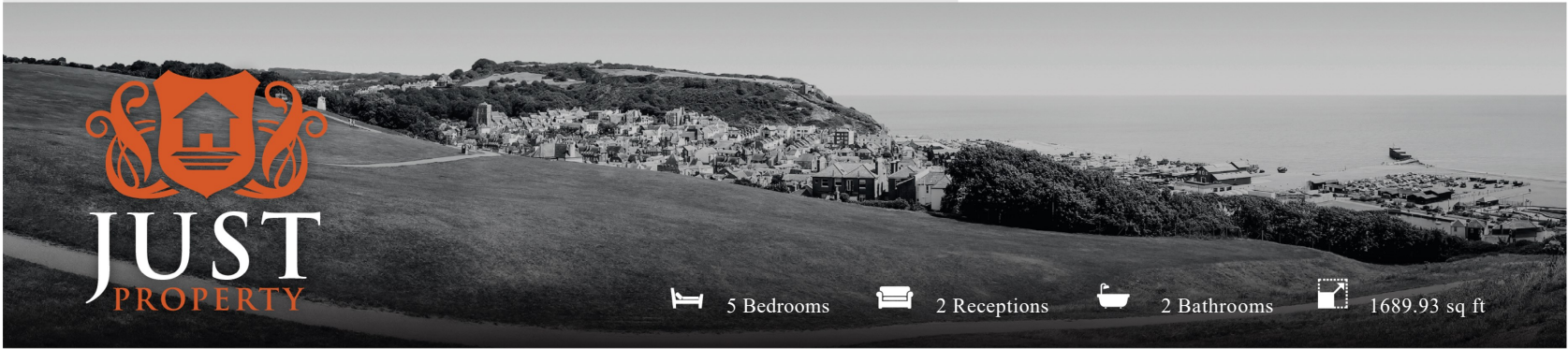
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FLOORPLANS

36 Fairlight Avenue, Hastings, TN35 5HS

www.justproperty.net



5 Bedrooms 2 Receptions 2 Bathrooms 1689.93 sq ft

36 Fairlight Avenue, Hastings, TN35 5HS

Freehold

£489,650





Freehold

£489,950



5 Bedrooms



2 Receptions



2 Bathrooms



1689.93 sq ft

PROPERTY DETAILS

Tucked away on the charming and sought-after Fairlight Avenue in Hastings, this impressive detached home offers the perfect blend of timeless elegance, generous space, and modern comfort—making it a dream setting for family life.

Boasting five generously sized bedrooms, there's plenty of room for every member of the family to enjoy their own space. Two stylish, well-appointed bathrooms ensure convenience, while the overall layout is thoughtfully designed to support both everyday routines and special occasions.

Inside, two inviting reception rooms provide flexible spaces for entertaining guests or enjoying quiet evenings at home. The addition of a bright conservatory floods the home with natural light and creates a warm, welcoming atmosphere. Step out onto the balcony to take in the surrounding views—a peaceful spot to start your day with a coffee or unwind in the evening.

One of the standout features of this property is its ample off-street parking, with space for up to four vehicles—a rare luxury in such a desirable location. Once outside, you'll be captivated by sweeping views of the countryside, with distant glimpses of the sea adding to the sense of calm and seclusion.

Well-proportioned and beautifully situated, this home offers a sense of openness, flow, and tranquillity that's hard to find. Whether you're a growing family or seeking a peaceful retreat with room to breathe, this exceptional property ticks all the boxes.

Don't miss the opportunity to make this wonderful house your forever home. Contact Just Property, the vendor's chosen sole agents, to arrange your viewing.

ROOM DIMENSIONS

Front Door

Hallway

Kitchen

13'3" max x 9'7" (4.04 max x 2.93)

Lounge/Diner

26'6" x 12'11" (8.08m x 3.94m)

Balcony

Bedroom

11'10" max x 11'1" (3.63 max x 3.40)

Bedroom

11'1" x 6'5" (3.38 x 1.98)

W.C.

Internal Door to Garage

Garage

19'5" x 8'4" (5.94 x 2.56)

Stairs Leading Down to Lower Level

Bedroom

17'7" x 11'5" (5.36 x 3.48)

Bedroom

14'6" x 12'11" (4.44 x 3.94)

Bedroom

12'11" x 11'7" (3.96 x 3.55)

Shower Room

7'0" x 5'11" (2.15 x 1.82)

Bathroom

10'7" x 5'1" (3.25 x 1.57)

Conservatory

20'11" x 13'0" (6.39 x 3.97)

Cellar

Raised Decked Area

Rear Garden

Large Summer House & Shed

Off Road Parking

FEATURES

- Detached House
- Five Bedrooms
- 26'6" x 12'11" lounge/ Diner
- Balcony with Countryside & Sea Views
- Kitchen with Utility Room
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Large Conservatory
- 15 Solar Panels
- Two Bathrooms



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.