



BURGESS & CO. 1 Heather Way, Fairlight, TN35 4BL  
01424 222255

£425,000 Freehold



**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, occupying a corner plot in this sought after charming village location. Ideally situated within a quiet residential close with nearby coastal and countryside walks, a local pub and farm shop, bus services which run to the historic towns of Hastings and Rye with shopping facilities, schools, mainline railway stations and seafronts. The accommodation comprises an entrance hall, a living/dining room, a fitted kitchen, three bedrooms and a bath/shower room. The property benefits from gas central heating, double glazing, off road parking for several vehicles, a garage, and gardens to the front, side and the rear garden being enclosed and westerly facing. Viewing is recommended to truly appreciate not only this enchanting location, but also all that this property has to offer.

Entrance Hall

With radiator, two built-in cupboards.

Living/Dining Room

26'6 x 12'4

With two radiators, feature fireplace, two double glazed windows to the rear, double glazed door giving access to the rear garden.

Kitchen

10'2 x 8'9

Comprising matching range of wall, base & drawer units, worksurface, inset sink unit, Range Master cooker with extractor hood over, tiled splashbacks, space for washing machine & fridge/freezer, inset ceiling spotlights, wall mounted cupboard housing combi gas boiler, double glazed window & door to the side.

Bedroom One

16'5 x 11'8

With two radiators, double glazed bay window to the front, double glazed window to the side.

Bedroom Two

11'7 x 9'6

With radiator, double glazed window to the side.

Bedroom Three

10'2 x 7'5

With radiator, double glazed window to the front & side.

Bathroom

8'2 x 8'1

Comprising bath, corner shower cubicle, low level w.c, wash hand basin, partly tiled walls, tiled floor, inset ceiling spotlights, two double glazed frosted windows to the side.

Garage

With up & over door, double glazed window to the rear, double glazed door to the side.

Outside

To the front there is a lawned area of garden with mature shrubs, a central pathway, gated side

access and a driveway providing off road parking leading to a garage. To the rear there is a patio area, a sloped pathway, an area of lawn, flowerbed housing mature plants & shrubs, being enclosed by fencing and enjoying a westerly aspect.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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

