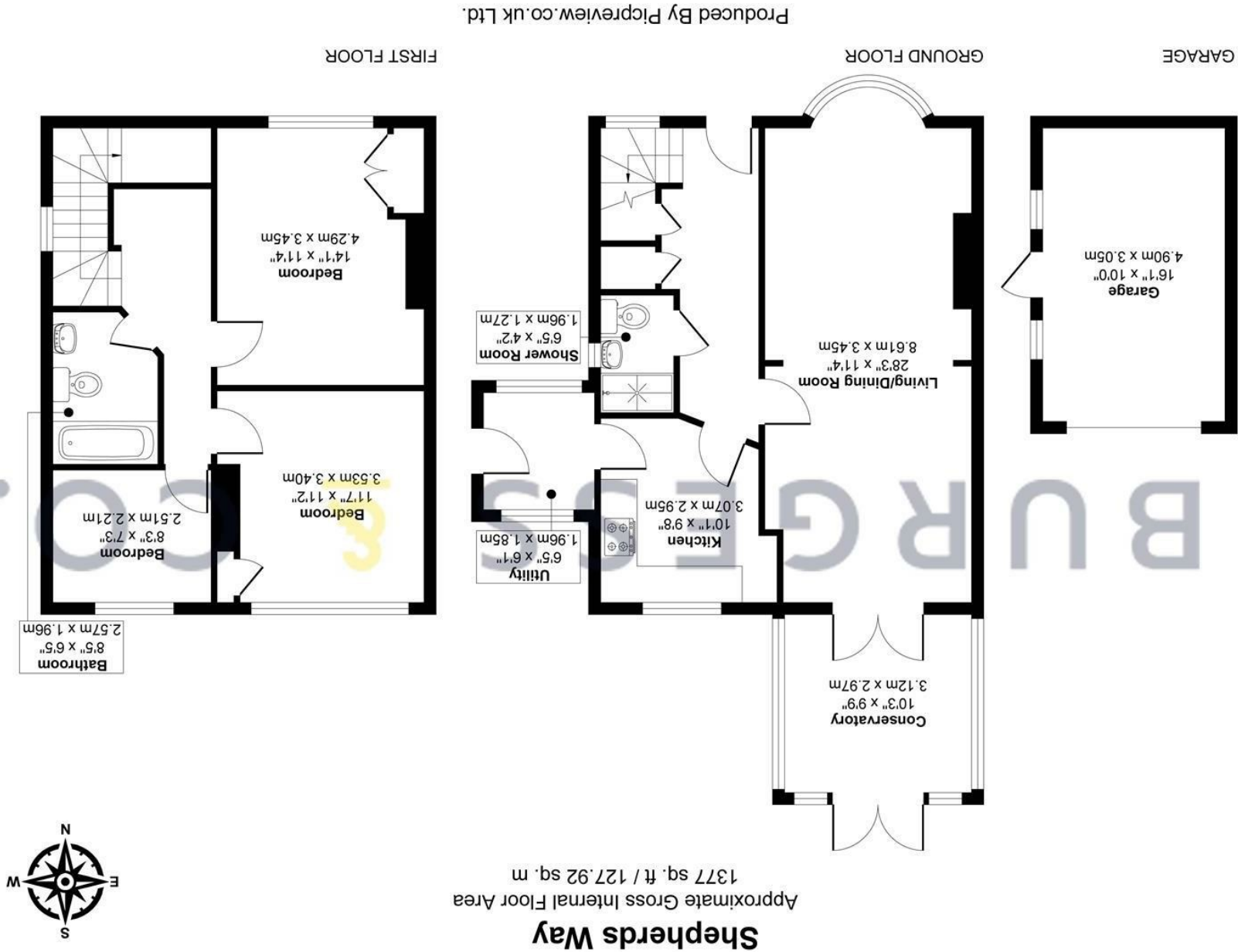




BURGESS & CO.
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Whinlea, Shepherds Way, Fairlight, TN35 4BB

£470,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright, spacious and charming semi-detached house. Situated in the much sought after village of Fairlight and being close to nearby coastal and countryside walks, a local village pub and farm shop, bus services which run regularly to the historic towns of Hastings and Rye with their array of shopping facilities, schools, mainline railway stations and seafronts. The accommodation comprises a spacious hallway, a dual aspect 28'3ft living/dining room, a conservatory, a kitchen, a utility room and a shower room. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, ample off road parking and a detached garage. There is a delightful front garden and a particular feature is the good sized, enclosed rear garden enjoying a westerly aspect. Viewing is highly recommended to not only appreciate all that this property has to offer but also the tranquil village location.

Entrance Hall

With laminate flooring, understairs storage cupboard, stairs to First Floor, double glazed window to the front.

Living/Dining Room

28'3 x 11'4
Spacious dual aspect room, with three radiators, feature fireplace, laminate wood flooring, double glazed bay window to the front, double glazed door opening to

Conservatory

10'3 x 9'9
West facing, with polycarbonate roof, double glazed windows, and double glazed French doors open up to the rear garden.

Kitchen

10'1 x 9'8
Comprising matching range of wall, base & drawer units, wooden worksurfaces, inset sink unit, tiled splashbacks, fitted gas hob with extractor hood over, fitted oven, wall mounted boiler, double glazed window overlooking the garden, double glazed door to

Utility Room

6'5 x 6'1
Comprising base unit, wooden worksurface, space for appliances, double glazed windows, double glazed door to the side.

Shower Room

6'5 x 4'2
Comprising walk-in shower with electric shower, low level w.c, vanity unit with inset was hand basin, tiled walls, double glazed frosted window to the side.

First Floor Landing

With double glazed window to the side.

Bedroom One

14'1 x 11'4
With radiator, fitted wardrobe, double glazed window to the front.

Bedroom Two

11'7 x 11'2
With radiator, fitted cupboard, double glazed window to the rear.

Bedroom Three

8'3 x 7'3
With radiator, double glazed window to the rear.

Bathroom

8'5 x 6'5
Comprising bath with shower over, low level w.c, wash hand basin, tiled walls, double glazed frosted window to the side.

Outside

To the front there is an area of lawn being enclosed by mature hedging, a gravel driveway providing ample off road parking leading to a detached garage. To the rear there is a good size West facing garden mainly laid to lawn with patio area, flowerbeds, mature shrubs & plants, two timber sheds, a vegetable patch, a Gazebo and the garden is enclosed by mature hedging.

Detached Garage

16'1 x 10'0
With up & over door, two windows, door to the side.

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		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

