



Moloney
COUNTRY PROPERTY



53 LOWER WAITES LANE FAIRLIGHT

53 LOWER WAITES LANE, FAIRLIGHT, EAST SUSSEX TN35 4DD

A 3 BED DETACHED BUNGALOW, SITUATED IN A SOUGHT AFTER RURAL LANE LOCATION ON THE OUTSKIRTS OF THE VILLAGE CLOSE TO COUNTRYSIDE, COASTAL WALKS & LOCAL TRANSPORT LINKS. ACCOMMODATION INCLUDES A LARGE OPEN PLAN SITTING/DINING ROOM WITH WOODBURNING STOVE, A MODERN FITTED KITCHEN AND SEPARATE UTILITY ROOM. 2 DOUBLE BEDROOMS WITH BUILT IN WARDROBES, BED 3/STUDY & CONTEMPORARY BATH/SHOWER ROOM. GOOD SIZE , MATURE GARDENS FRONT & REAR, ATTACHED SINGLE GARAGE, OFF ROAD PARKING. CHAIN FREE.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM OPENING TO DINING ROOM OPENING TO KITCHEN, UTILITY ROOM, 3 BEDROOMS, FAMILY BATH AND SHOWER ROOM. GOOD SIZED FRONT GARDEN WITH OFF ROAD PARKING, ATTACHED SINGLE GARAGE, REAR GARDEN, PERGOLA COVERED HOT TUB, TERRACE.



Front door with matching panel to side to:

PORCH: Tiled floor. Obscure glazed door to:

ENTRANCE HALL : Wood effect floor. Cloaks cupboard with hanging rail and shelf over. Linen cupboard housing hot water tank.

CLOAKROOM: Double glazed window to the front. Fitted with contemporary white suite comprising back to wall WC and semi integrated hand basin, set into range of wood effect storage units. Tiled splash-backs.

Double doors to:

SITTING ROOM: Double aspect room with double glazed windows to the rear and side. Coved ceiling. Wooden fire surround, inset with wood burning stove on tiled hearth. Matching wood effect floor throughout. TV point. Opening to:

DINING ROOM: Double glazed door leading out to the rear garden. Opening to:

KITCHEN: Double glazed window to the rear. Fitted with range of contemporary, black high gloss base and wall units with wood effect roll edge worktop over, inset with composite sink unit. Hotpoint integrated dishwasher, drawer pack, Indesit double oven, Hotpoint electric hob with extractor/light over. Tiled splash-backs. Samsung American style fridge freezer. Door to:

UTILITY ROOM: Double glazed window to the rear, glazed door leading out to the rear. Fitted with matching base and wall units with matching worktop over. Plumbing for washing machine, space for tumble dryer. Matching wood effect floor. Cupboard housing Worcester oil fired boiler.

GUIDE PRICE £425,000



BEDROOM ONE: Double glazed Bay style window to the front. Twin built in wardrobe cupboards.

BEDROOM TWO: Double glazed Bay style window to the front. Built in wardrobe cupboard.

BATH AND SHOWER ROOM: Obscure double glazed window to the side. Fitted with contemporary white suite, comprising back to wall WC, set into wood effect storage unit, semi integrated hand basin set in matching storage unit with tiled splash-back and mirror/light over, panelled jacuzzi bath with central taps, set into tiled surround and walk in shower cubicle. Wood effect floor. Inset ceiling lights. Chrome ladder style heated towel rail.

BEDROOM ROOM THREE/STUDY: Double glazed window to the side.

OUTSIDE: The property is approached from the lane over a driveway providing parking for several vehicles and giving access to the attached single garage, with up and over door to the front, light & power connected. The front garden is of good size with central level area of lawn and planted borders. Gated paths to both sides give access to the rear garden, with an area of lawn, pergola covered hot tub & decked terrace with timber summer house.

SERVICES: Mains electricity, water and drainage are connected. Oil fired central heating.

FLOOR AREA: 132 m² (1,421 sq²)

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TENURE: Freehold

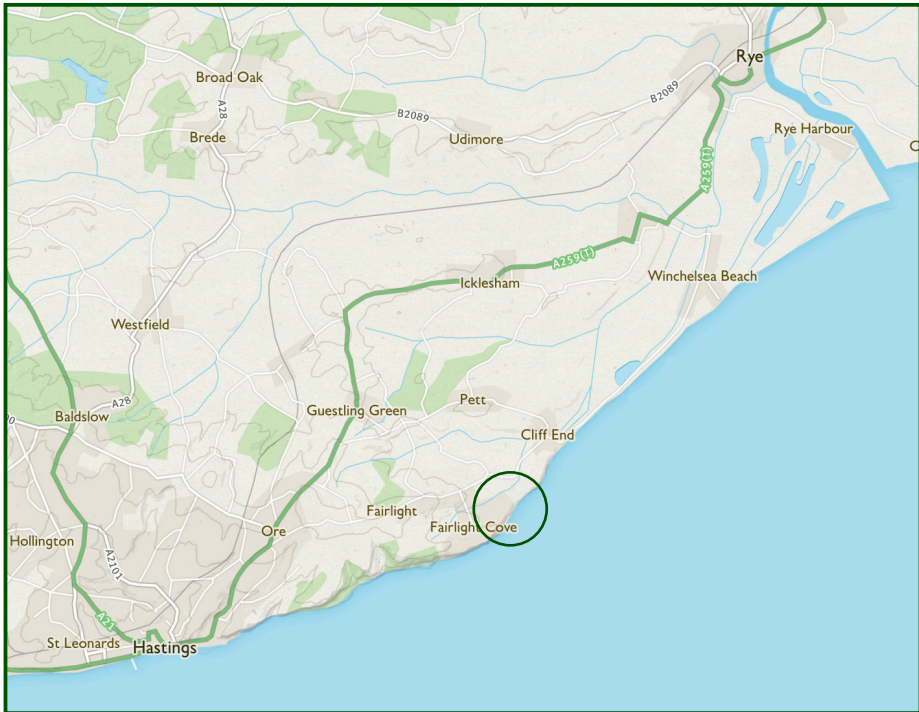
TRANSPORT LINKS: For the commuter, Battle and Hastings stations provide services via Tonbridge to London Charing Cross, whilst Rye via Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling on the Pett Level Rd from Winchelsea beach to Ore, turn left into Waites Lane, then first left into Broadway. At the junction turn left onto Lower Waites Lane, no 53 will be found on the left.

What3Words (Location): [///talent.reconnect.smallest](https://www.what3words.com////talent.reconnect.smallest)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

53 Lower Waites Lane

Approximate Gross Internal Area
1421 sq ft - 132 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

Not to Scale.
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