



**Beechwood Shepherds Way, Fairlight Hastings TN35 4BB**



**welcome to**

**Beechwood Shepherds Way, Fairlight Hastings**

\*\*\*\*£525,000-£550,000\*\*\*\*

The property is accessed via private front door into entrance hall with doors leading to; lounge/dining room, modern kitchen with breakfast island,



### Entrance Porch

Access via private front door with double glazed window to side aspect, bare brick walls and tiled floor leading into

### Entrance Hall

Further door into entrance hall with radiator, solid wooden flooring and understairs storage cupboard.

### Lounge/Diner

24' 11" x 10' 6" ( 7.59m x 3.20m )

Double glazed window to front aspect, two radiators, fireplace and rear aspect siding patio door.

### Fourth Bedroom/Study

9' 2" x 9' 7" ( 2.79m x 2.92m )

Double glazed window to front aspect, radiator and solid wooden flooring.

### Kitchen

17' 3" x 13' 2" ( 5.26m x 4.01m )

Matching wall and base units with quartz worksurfaces, one bowl sink with grooves, oven with combi oven and warmer drawer below, induction hob, extractor fan, integrated washing machine; tumble dryer; dishwasher and fridge freezer, tiled flooring with under floor heating, island with cupboard and seating surrounding, double glazed window to rear aspect and double side aspect patio door.

### Shower Room

Double glazed window to rear aspect, wc, wash hand basin, shower with sliding doors, heated towel rail, tiled walls, and tiled flooring.

### First Floor Landing

Staircase rising to first floor landing, large storage cupboard with light and carpet.

### Bedroom One

10' 10" x 13' ( 3.30m x 3.96m )

Double glazed window to rear aspect, radiator, built in wardrobe and carpet.

### Bedroom Two

10' 10" x 12' ( 3.30m x 3.66m )

Double glazed window to front aspect, radiator, built in wardrobe and carpet.

### Bedroom Three

14' 1" max x 9' 3" max ( 4.29m max x 2.82m max )

Double glaze window to front aspect, radiator, built in wardrobe and carpet.

### Bathroom

Panelled bath with shower attachment, immersion cupboard, wall mounted wash hand basin set into vanity unit, wc, two heated towel rails, tiled flooring, wall mounted cupboard, sky light/velux and double glazed window to rear aspect.

### Rear Garden

Large patio area with steps leading up to lawn surrounded by flower boarders, shrubs and mature plants. The garden offers a summerhouse at the top of the garden as well as wildlife pond.

### Garage

Single garage with gas fire boiler, lighting and power.



Total floor area 152.1 m<sup>2</sup> (1,638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/HAS121690](http://fox-and-sons.co.uk/Property/HAS121690)



welcome to

## Beechwood Shepherds Way, Fairlight Hastings

- Detached House
- Four Bedrooms
- Modern Living/Dining Room
- Kitchen
- Downstairs Shower Room

Tenure: Freehold EPC Rating: C

# £525,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS121690](https://fox-and-sons.co.uk/Property/HAS121690)



Property Ref:  
HAS121690 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**