



ESTATE AGENTS

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**Offers In Excess Of £550,000**



A RARE OPPORTUNITY to acquire this THREE/FOUR BEDROOM, TWO RECEPTION ROOM, DETACHED BUNGALOW with FANTASTIC SEA VIEWS and beautifully presented WRAP AROUND GARDENS, situated in a sought-after location on the outskirts of Fairlight. Offered to the market CHAIN FREE and having been adapted with energy efficiency in mind, now providing an A rating.

Accessed via GATED DRIVEWAY and offering spacious accommodation throughout, whilst occupying an ELEVATED POSITION with LOVELY VIEWS. Inside, you will find a TRIPLE ASPECT LIVING ROOM with SEA VIEWS, a separate DINING ROOM, modern kitchen with a range of INTEGRATED APPLIANCES and separate UTILITY ROOM, THREE DOUBLE BEDROOMS, bathroom and a separate SHOWER ROOM. The third bedroom could be utilised as an additional sitting room or self-contained annex accommodation. The property also benefits from an additional LOFT ROOM which enjoys FAR REACHING SEA VIEWS to the front aspect.

A particular feature of the property are the LARGE WRAP AROUND GARDENS which offer an incredibly PRIVATE AND SECLUDED SETTING, featuring a range of mature shrubs, plants and trees in addition to a number of seating areas. To the front of the property there is a LARGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles and is accessed via PRIVATE DOUBLE GATES.

The property has been thoughtfully designed with wheelchair access in mind, with no steps to the ground floor and wide doorways throughout.

Ideally positioned on the outskirts of the quiet village of Fairlight with its stunning coastal scenery and walks. Please call the owners agents now to arrange your viewing.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **SPACIOUS ENTRANCE HALLWAY**

Built in storage cupboard, two radiators.

#### **LOUNGE**

21'10 x 16'4 (6.65m x 4.98m)

Spacious triple aspect light and airy room with bay window to front aspect, enjoying a fantastic outlook over the garden and out to sea, further double glazed window to side aspect, double glazed sliding patio door to side aspect, two radiators, opening to:

#### **DINING ROOM**

16'4 x 10'5 (4.98m x 3.18m)

Spiral staircase leading to the first floor accommodation, double doors to side aspect leading out to the garden, built in cupboard housing the water tank, cupboard housing boiler, door to:

#### **KITCHEN**

13'1 x 12'6 (3.99m x 3.81m)

Spacious and comprising a range of eye and base level units with worksurfaces over, induction hob with extractor above, integrated oven and grill, integrated fridge, integrated freezer, integrated slimline dishwasher, inset one & ½ bowl sink with instant Quooker hot water tap, radiator, double glazed windows to side and rear aspects overlooking the garden, door to rear aspect.

#### **UTILITY ROOM**

8'11 max x 7'8 max (2.72m max x 2.34m max )

Further eye and base level units with worksurfaces, ample storage space, radiator, double glazed window to rear aspect.

#### **BEDROOM**

14'11 x 13' (4.55m x 3.96m)

Double glazed bay window to front aspect enjoying a pleasant outlook out towards the sea, wash hand basin, radiator.

#### **BEDROOM**

13'8 x 8'10 (4.17m x 2.69m)

Built in storage cupboard, built in wardrobe, radiator, double glazed window to rear aspect.

#### **BEDROOM/ RECEPTION ROOM**

19'1 x 10'1 (5.82m x 3.07m)

Double glazed window and door to front aspect, wash hand basin, double

glazed window to side aspect, radiator and loft access Via drop down ladder with boarded storage area above room  
This room is considered ideal use for either a fourth bedroom, additional reception room or annexe accomodation.

### **BATHROOM**

8'10 x 6'1 (2.69m x 1.85m)

Panelled bath, wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to rear aspect.

### **SHOWER ROOM**

8'11 x 8'6 max (2.72m x 2.59m max )

Walk in shower, wash hand basin, wc, radiator, double glazed obscured window to rear aspect.

### **FIRST FLOOR LANDNG**

Door providing access to loft space providing ample storage, door to:

### **LOFT ROOM/ BEDROOM**

14'1 x 10'1 (4.29m x 3.07m)

Double glazed bay window to front aspect enjoying fantastic far reaching sea views, built in storage cupboard, radiator.

### **OUTSIDE - FRONT**

The property is set back from the road and accessed via double gates which provide access to a long private driveway providing off road parking for multiple vehicles. The front gardens are also exceptionally well-presented throughout with a further arrange of plants and shrubs. You will also find a pond and an additional storage shed and a ramp providing easier side access to the rear garden.

### **GARDENS**

A particular feature of this property are the exceptionally well-presented wrap around gardens which include a plethora of mature shrubs, plants and trees. The rear garden is tiered and features a patio area with steps rising to an upper section of garden which is predominantly laid to lawn, from here you will also find fruit trees and a storage shed as well as a greenhouse. To the side of the property there is also a greenhouse and lean to that is attached to the property and accessed via the kitchen.

There is a grassed slope to access the rear garden (behind the greenhouse) as well as the steps from the patio.

### **AGENTS NOTE**

The vendor has also advised that the Solar PV panels are both owned and will be included with the sale of the property. These are used to generate additional electricity in addition to heating water. They also provide an income (guaranteed till Jan 2036).





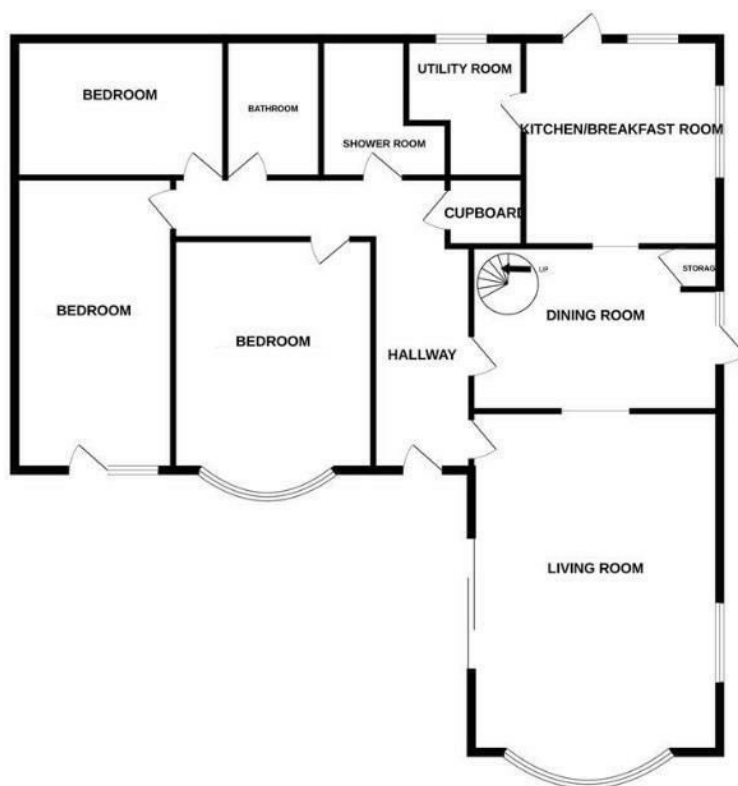




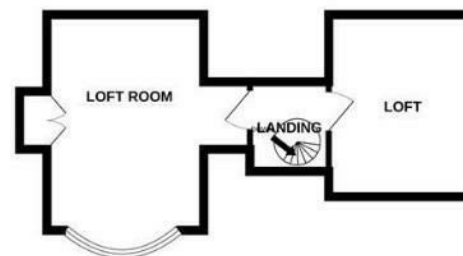




GROUND FLOOR  
1589 sq.ft. (147.6 sq.m.) approx.

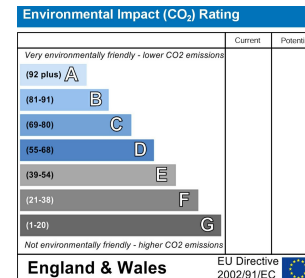
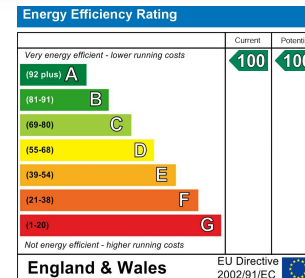


1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 sq.m.) approx.

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, omission or mis-statement. 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 operability or efficiency can be given.  
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