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**Ashdown, 6 Waites Lane, Fairlight, East Sussex TN35 4AR
£588,000**

Beautifully modernised throughout this detached chalet bungalow has stunning integrated kitchen with gorgeous bathroom suites. Presented in excellent decorative order the rooms are generous and light and either enjoy views over the large and well presented rear garden or the rolling hills and distant sea views to the front of the property. On the ground floor all the principle rooms lead from a spacious hallway. The main reception room is separated into lounge and dining areas and has bi-fold doors leading to a conservatory which also enjoys access into the well maintained rear garden. There is an additional room on the ground floor which could be utilised for a number of reasons, for example either a study or occasional bedroom as there is also a downstairs shower room as well as a large utility room and garage style workshop. To the first floor there are three double bedrooms, the master bedroom enjoys an en-suite shower room and a well appointed family bathroom. The property is situated just a short walk from the village shop, the popular Cove Pub and numerous coastal and country walks, namely Pett Level and Hastings Country Park. The nearby town of Hastings provides a comprehensive range of amenities and mainline station. The area is well served for schools, both public and comprehensive. This property should be viewed internally to appreciate its well presented and versatile accommodation and is offered to the market with no onward chain.





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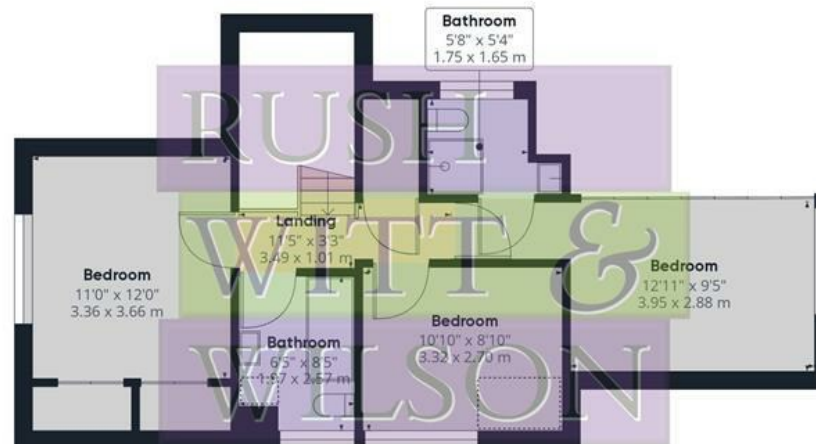
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1824.04 ft²

169.46 m²

Reduced headroom

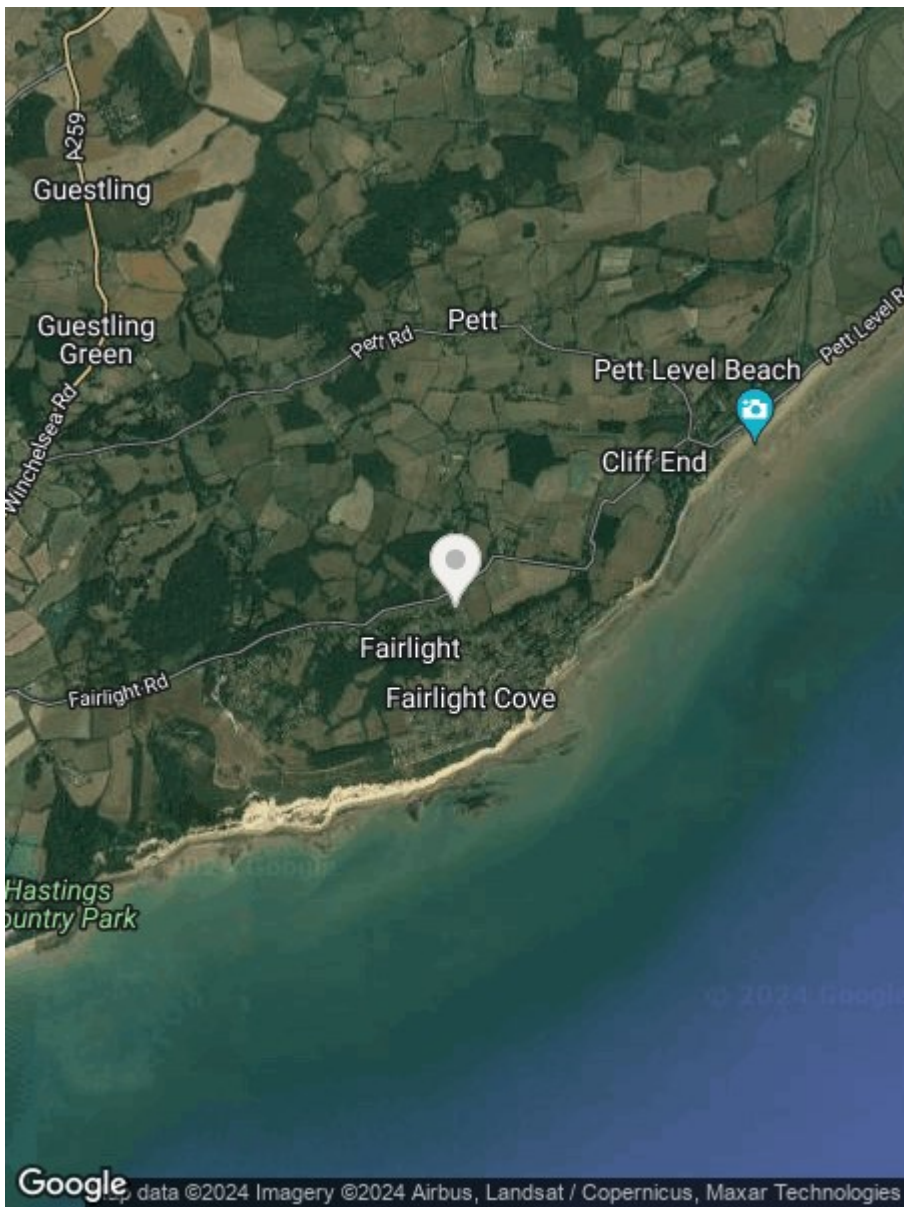
18.51 ft²

1.72 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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