Key Features

- Detached three-bedroom house
- Sought after Fairlight location
- Large plot with home office
- Access to spectacular sea views
- Freehold
- EPC rating D

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Lower Waites Lane, Fairlight, Hastings

£400,000

northwood
Local knowledge, national reach

Northwood are delighted to welcome to market this fantastic three-bedroom, two bathroom, detached house in Fairlight, Hastings.

Accommodation comprises: open-plan lounge/kitchen, three double bedrooms, two shower rooms, dressing room, conservatory, garden office, shed and summer house.

Further benefits include private drive with space for multiple cars, solar panels, large wrap-around plot and rear gate access to spectacular, cliff-top sea views.

Located at the end of a quiet, leafy lane, on the edge of a conservation area and surrounded by outstanding natural beauty, this fantastic house delivers peace and tranquility while only being a short drive from Hastings Old Town and Ore train station.

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this amazing property: https://tour.giraffe360.com/7cf95689165941 76bad7d50b347c3abb/

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:
https://checker.ofcom.org.uk/

Council Tax: TBC

Porch
1.37m x 0.91m (4'6" x 3'0")
Enclosed front porch, tiled with space for shoes and coats

Entrance Hall
5.89m x 1.69m (19'4" x 5'6")
Centrally positioned, terracotta-tiled with radiator and stairs to upper floor

Utility/Shower Room
2.71m x 2.48m (8'11" x 8'1")
White tiled with cream stone-effect floor tiles, window to front aspect, heated towel rail, extractor fan, white suite comprising basin, WC and large walk-in shower with rainfall shower head, white wooden cabinets, oak worktops and space/plumbing for washing machine and tumble dryer

Lounge
3.47m x 3.46m (11'5" x 11'5")
Open-plan living space connecting lounge, dining area and kitchen. Dual-aspect lounge is carpeted with two radiators and windows to rear and side aspects

Kitchen/diner
5.77m x 3.64m (18'11" x 11'11")
Dual-aspect kitchen with windows to side and rear aspects, terracotta tiled floor, white wooden cabinets, oak worktops, eye-level built-in double oven, central island with electric hob and cooker hood, Belfast sink and space/plumbing for dining table and chairs, double-fronted fridge-freezer and dishwasher

Conservatory
4.92m x 2.85m (16'1" x 9'5")
Good-sized uPVC double-glazed conservatory with tiled floor, tinted ceiling, integrated blinds and double doors to decked area of rear garden

Bedroom One
5.91m x 3.54m (19'5" x 11'7")
Large, dual-aspect double bedroom, carpeted with log burner, two radiators and windows to side and rear aspect

Dressing Room
3.15m x 2.78m (10'4" x 9'1")
Carpeted dressing room linking bedroom one to en suite with radiator and window to side aspect

En Suite
2.76m x 1.36m (9'1" x 4'6")
White tiled en suite with stone effect floor tiles, window to side aspect, heated towel rail, extractor fan and white suite comprising basin, WC and shower cubicle with rainfall shower head

Landing
4.08m x 4.06m (13'5" x 13'4")
L-shaped landing, carpeted with built-in wardrobe and eaves storage

Bedroom Two
3.79m x 2.70m (12'5" x 8'11")
Double bedroom, carpeted with eaves storage, radiator and window to front aspect

Bedroom Three
3.83m x 2.68m (12'7" x 8'10")
Double bedroom, carpeted with radiator and window to side aspect

Garden Office
6.64m x 2.92m (21'10" x 9'7")
Bright, spacious, dual-aspect garden office with light, power and heating

Driveway and gardens
Large plot with gravel driveway providing parking for multiple cars, mostly laid to lawn with decking, garden office, large shed, summer house, greenhouse and solar panels.

A rear gate provides access to Sea Road and the cliffs affording spectacular views out to sea

Floor 0 Building 1

Lounge
3.46 x 3.47 m
11'4" x 11'4"

Bedroom
5.91 x 3.54 m
19'4" x 11'7"

Conservatory
2.85 x 4.92 m
9'4" x 16'1"

Dining Area
3.63 x 2.96 m
11'11" x 9'8"

Kitchen
3.64 x 2.81 m
11'11" x 9'2"

Hall
1.69 x 5.89 m
5'6" x 19'3"

Dressing Room
3.15 x 2.78 m
10'4" x 9'1"

En Suite
1.36 x 2.76 m
4'5" x 9'0"

Utility/Shower Room
2.48 x 2.71 m
8'1" x 8'10"

Porch
1.37 x 0.91 m
4'5" x 2'11"

Floor 1 Building 1

Bedroom
2.68 x 3.83 m
8'9" x 12'6"

Bedroom
3.79 x 2.70 m
12'5" x 8'10"

Landing
4.08 x 4.06 m
13'4" x 13'3"

Floor 0 Building 2

Office
2.92 x 5.29 m
9'7" x 17'4"

Kitchenette
2.85 x 1.35 m
9'4" x 4'4"

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Approximate total area[1]

157.62 m²
1696.66 ft²

Reduced headroom

10 m²
107.68 ft²

(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.

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