

JOHN BRAY & SONS



Plot 1 Market Garden Lower Waites Lane Fairlight, Hastings, TN35 4DB

The property: an executive newly constructed modern two bedroom end of terrace house with off road parking for two vehicles, situated in an exclusive development of only 16 houses within the quiet village of Fairlight. The large entrance hall provides access to all ground floor rooms with stairs rising to the landing on the first floor. There is a living diner and separate contemporary kitchen. The living space is dual aspect, with room for a full dining table and providing double-door access out to the landscaped rear garden. The kitchen is light and spacious, fitted with contemporary high gloss units which house integrated appliances and there is a downstairs cloakroom also on this level. The first floor is carpeted throughout, enjoying two double bedrooms, a study which could be used as a children's bedroom, with the principal bedroom benefiting from built-in wardrobes. There is a family bathroom where there is a bath with a shower and screen over. Externally the generous Indian sandstone patio provides the perfect spot to dine al-fresco with a few steps leading to an expanse of lawn. At the front of the property there will be off road parking for two vehicles. The accommodation here is presented to an excellent standard with high end finishing, with construction due to be completed by Spring 2024.

The location: situated in a quiet cul-de-sac within the Village of Fairlight where there is a local pub and easy access to Hastings Country Park and The Firehills with over 800 acres of woodland and countryside walks offering some of the most stunning views of the English Channel and coastline.

Offers In Excess Of £375,000

Plot 1 Market Garden Lower Waites Lane

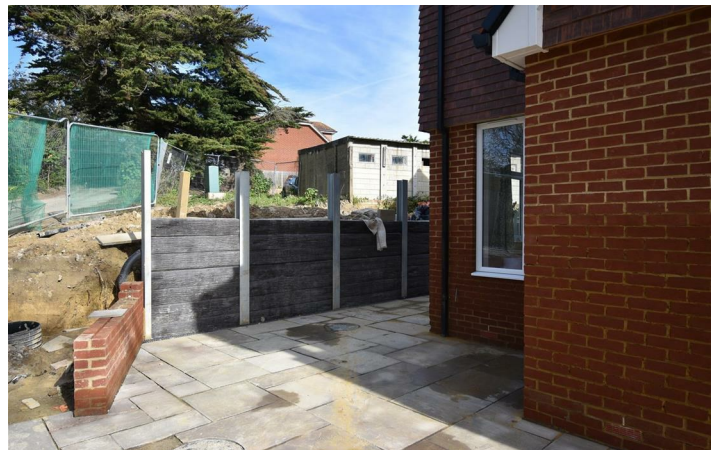
Fairlight, Hastings, TN35 4DB



- End of terrace house
- Landscaped rear garden
- Luxury kitchen with integrated appliances
- Exclusive development
- Off road parking
- Completion Spring 2024
- Village location
- Two bedrooms plus study

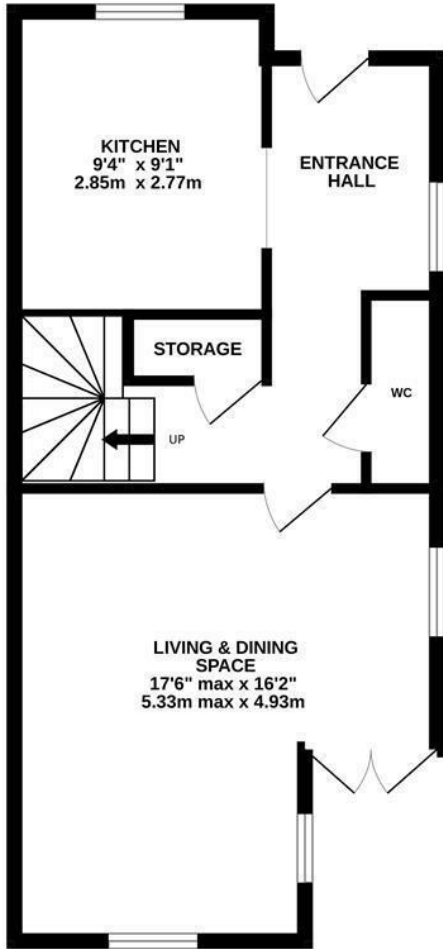


[Directions](#)

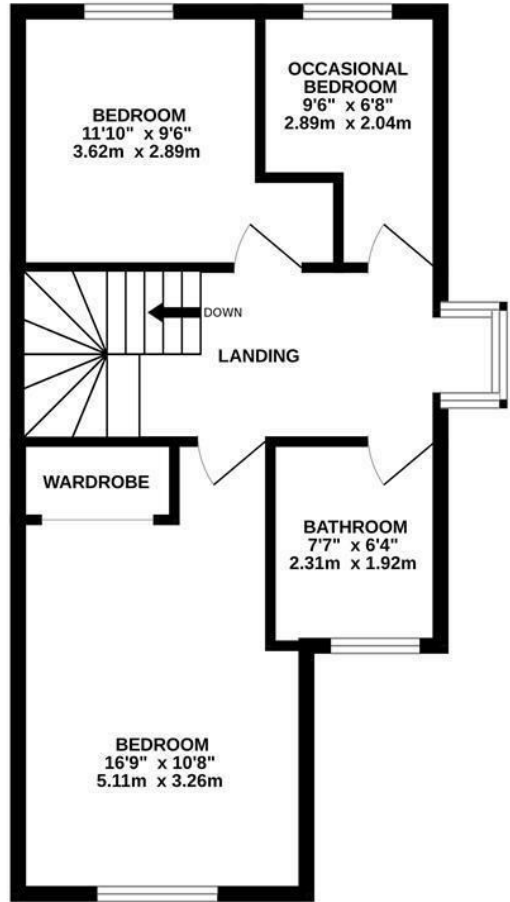


Floor Plan

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	