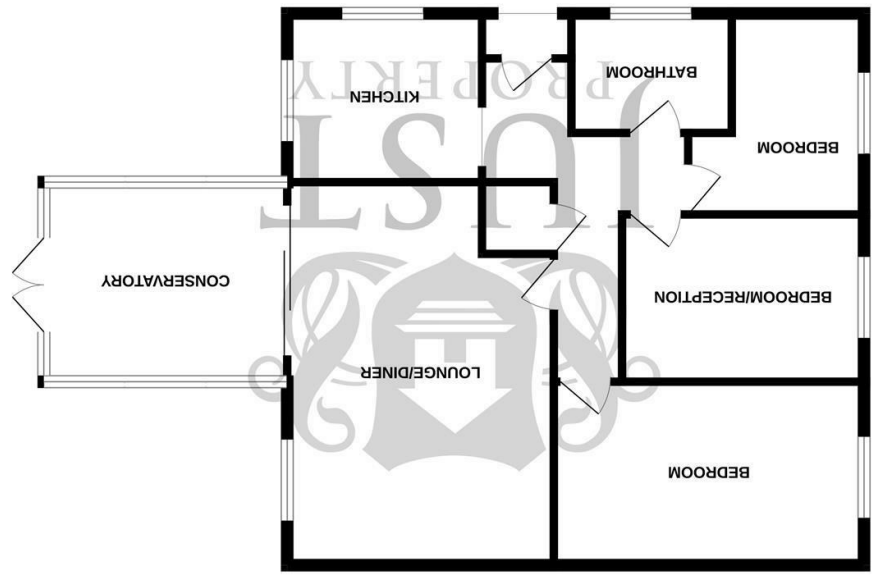


Where energy efficiency has been measured to ensure the accuracy of the figures contained here, measurements of domestic, office and other buildings are taken in accordance with the requirements of the Energy Performance of Buildings Regulations 2002. The figures are based on the information provided by the seller and are not guaranteed. The figures are for information only and should be used as a guide only. The figures are not intended to be used as a basis for any other purpose. The figures are not intended to be used as a basis for any other purpose. The figures are not intended to be used as a basis for any other purpose.



GROUND FLOOR

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	(91-100)
Current	59
Potential	85



www.justproperty.net

36 Rockmead Road, Fairlight, TN35 4DJ

FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 688.89 sq ft

Freehold

£400,000

36 Rockmead Road, Fairlight, TN35 4DJ





3 Bedrooms 2 Receptions 1 Bathrooms 688.89 sq ft

PROPERTY DETAILS

*** CHAIN FREE ***

Just Property are delighted to bring to the market an extremely well presented three bedroom, two reception room modern detached bungalow, situated in a central location within the popular village of Fairlight, with regular bus services on Waites Lane connecting to the historic towns of Hastings and Rye, as well as being close to local countryside and coastal walks, Hastings Country Park as well as the local village store/Post office, farm shop, hairdressers and the village pub.

Further benefits of the property includes a 17ft living room, leading into a double glazed conservatory overlooking the rear garden. The property boasts a modern fitted kitchen, with integrated appliances, three good sized bedrooms as well as a family bathroom. To the rear of the property can be found an approximately 150ft garden, which is mainly laid to lawn, with a number of flower beds and shrubs.

The property benefits from gas fired central heating, UPVC double glazing throughout, as well as a detached garage, and is to be sold chain free.

Viewing comes highly recommend, with the vendors choice of agents, Just Property.

W3W: ///sugars.coaster.detergent



ROOM DIMENSIONS

Front Door

Entrance Hall

Kitchen
8'11" x 6'0" (2.74 x 1.83)

Lounge/Diner
17'10" x 12'4" (5.44 x 3.76)

Conservatory
11'1" x 9'1" (3.38 x 2.79)

Bedroom
15'6" x 7'10" (4.73 x 2.39)

Bedroom
10'11" x 7'9" (3.35 x 2.38)

Bedroom
8'7" x 6'0" (2.64 x 1.83)

Bathroom

Driveway

Garage

Rear Garden

Front Garden

FEATURES

- Chain Free
- Detached Bungalow
- Three Bedroom
- Lounge/Diner
- Conservatory
- Garage
- Off Road Parking
- Large Gardens
- Viewing Essential
- Desirable Village Location

