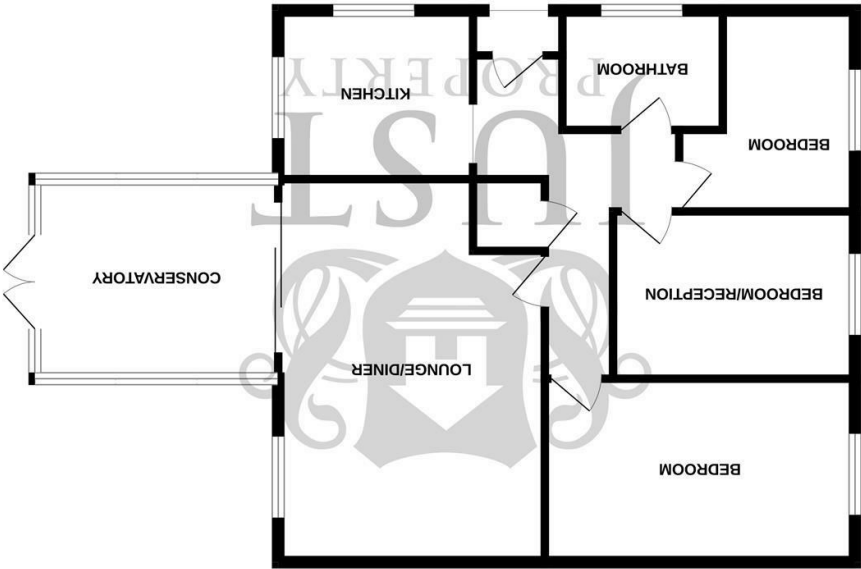




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	85	59
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



What every agent has been made to ensure the accuracy of the layout contained here, measurements of rooms, doors and other items are approximate and no responsibility is taken for any errors. It is recommended that you obtain a professional survey of the property before purchase. This plan is for guidance purposes only and should be used as such by any person. It is not intended to be used as a contract or a warranty. It is not intended to be used as a contract or a warranty. It is not intended to be used as a contract or a warranty.

GROUND FLOOR



www.justproperty.net

36 Rockmead Road, Fairlight, TN35 4DJ

FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 688.89 sq ft



36 Rockmead Road, Fairlight, TN35 4DJ



£375,000





Freehold

£375,000



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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.