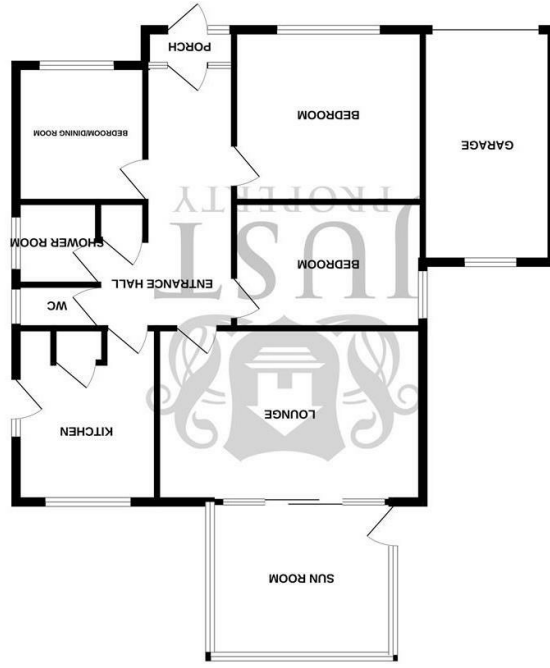


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	Potential
63	80



GROUND FLOOR



www.justproperty.net

Brendon Shepherds Way, Fairlight, TN35 4BB

# FLOORPLANS



3 Bedrooms 1 Receptions 1 Bathrooms 925.70 sq ft

Freehold

£365,000

Brendon Shepherds Way, Fairlight, TN35 4BB







3 Bedrooms

1 Receptions

1 Bathrooms

925.70 sq ft

## PROPERTY DETAILS

\*\*\* CHAIN FREE \*\*\*

We are pleased to be able to offer this three bedroomed detached bungalow, offering versatile accommodation with great potential and comprises of an Entrance porch, Hallway, Kitchen, 16"4' x 11" Lounge, 11"7' Sun Room, Two Double Bedrooms, a Third Bedroom/ Dining Room and a Shower room with separate W.C.

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 farm shop, hairdressers and the village pub.

Further benefits of the property includes mature front and rear gardens, mainly laid to lawn with an array of flower beds and shrubs, a newly fitted boiler, double glazing throughout and a integral garage.

Viewing strictly by appointment with sole agents, Just Property.

W3W: ///ditching.degree.technical



## ROOM DIMENSIONS

Front Door

Porch

Entrance Hallway

Kitchen  
10'11" x 8'11" (3.34 x 2.72)

Lounge  
16'4" x 11'0" (5 x 3.36)

Sun Room  
11'7" x 9'10" (3.54 x 3)

Bedroom  
12'1" x 12'0" (3.69 x 3.66)

Bedroom  
12'0" x 8'10" (3.66 x 2.70)

Bedroom/ Dining Room  
8'6" x 7'10" (2.6 x 2.4)

Bathroom

Separate W.C

Front Garden

Rear Garden

Off Road Parking

Garage  
15'8" x 8'2" (4.8 x 2.5)

## FEATURES

- \*\*\* CHAIN FREE \*\*\*
- Detached Bungalow
- 2/3 Bedrooms
- Favoured Village Location
- Fitted Kitchen
- 16"4' Lounge
- Integral Garage
- Sun Room
- Mature Gardens
- Newly Installed Boiler

