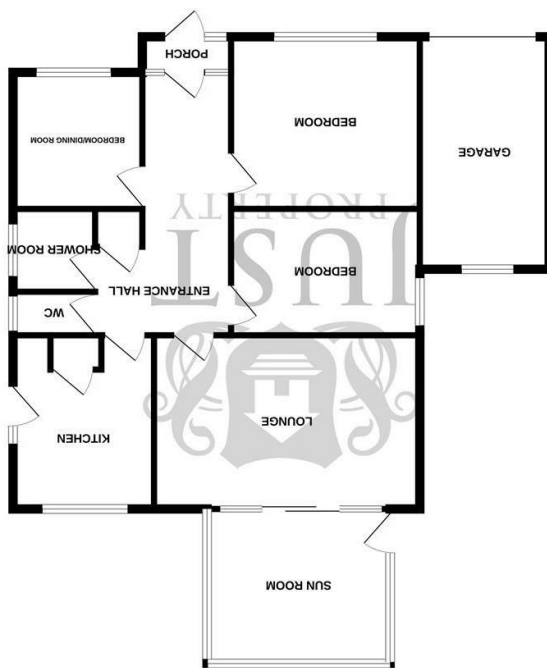


These plans are intended to provide a general impression of the layout of the property and are not to be used as a contract. The actual layout may vary from the plans shown. The seller does not warrant the accuracy of the plans and does not accept any liability for any errors or omissions. The plans are provided for information only and should not be relied upon for any purpose other than that intended. The seller does not warrant the accuracy of the plans and does not accept any liability for any errors or omissions. The plans are provided for information only and should not be relied upon for any purpose other than that intended.



GROUND FLOOR

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



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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 an integral garage.

Viewing strictly by appointment with sole agents, Just Property.

W3W: ///ditching.degree.technical



ROOM DIMENSIONS

Front Door	Separate W.C
Porch	Front Garden
Entrance Hallway	Rear Garden
Kitchen 10'11" x 8'11" (3.34 x 2.72)	Off Road Parking
Lounge 16'4" x 11'0" (5 x 3.36)	Garage 15'8" x 8'2" (4.8 x 2.5)
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	

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

