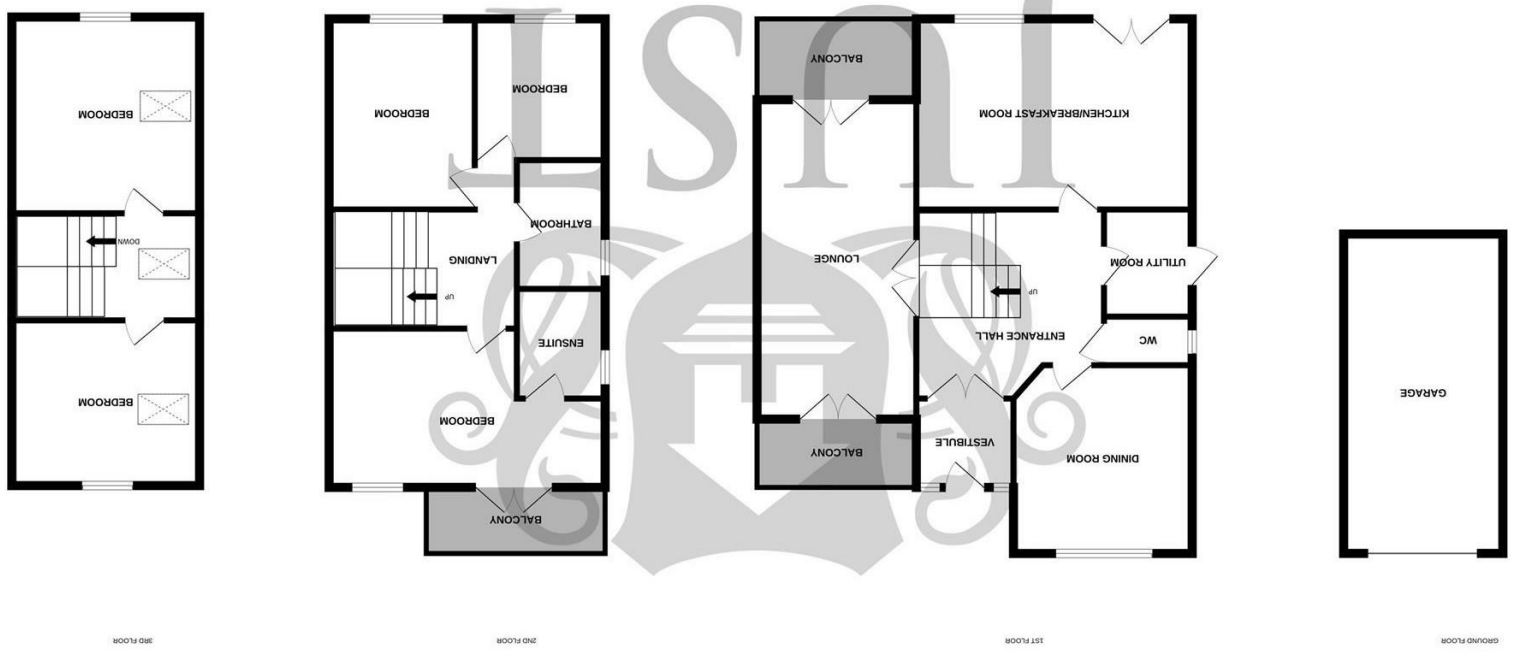


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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	77
Potential	83
Energy Efficiency Rating	



FLOORPLANS

2A Waites Lane, Fairlight, TN35 4AR



www.justproperty.net



5 Bedrooms | 2 Receptions | 2 Bathrooms | 1474.66 sq ft

Freehold

£575,000

2A Waites Lane, Fairlight, TN35 4AR



PROPERTY DETAILS

An extremely well presented contemporary five bedroom, two reception room detached house forming part of an exclusive development of just four properties built in 2006 in the favoured village of Fairlight and within close proximity to coastal & countryside walks as well bus routes connecting to both the historic towns of Hastings & Rye.

The property provides versatile accommodation arranged over three floors to include a reception hallway, a downstairs cloakroom, a dual aspect living room with adjoining enclosed rear sun terrace & front balcony, a fitted kitchen/ diner with French doors overlooking the rear gardens, a separate utility room and a dining room. To the first floor there is a master bedroom with a private balcony with exceptional & en-suite shower room, two further bedrooms and a family bathroom with Jacuzzi bath. To the second floor there are two further double bedrooms enjoying countryside & sea views.

To the outside there is a driveway providing off road parking, an integral garage and the rear gardens are on two levels being laid to patio & lawn, enjoying a south-westerly aspect. Early inspection is considered essential to appreciate this immaculately presented home with sole agents, Just Property.

W3W- ///wardrobe.push.reflector



ROOM DIMENSIONS

Stairs Leading to Front Door	Bedroom 18'4" x 10'3" (5.6 x 3.14)
Vestibule	Balcony
Entrance Hall	En-Suite Shower Room 6'2" x 5'6" (1.9 x 1.7)
Dining Room 11'6" x 12'3" (3.53 x 3.74)	Bedroom 11'10" x 8'4" (3.61 x 2.55)
Kitchen/ Breakfast Room 18'3" x 12'3" (5.56m x 3.73m)	Bedroom/Office 9'5" x 8'9" (2.88 x 2.67)
Utility Room 6'11" x 5'8" (2.13 x 1.75)	Family Bathroom 7'6" x 5'6" (2.3 x 1.7)
Separate W.C	Stairs Leading to the Top Floor
Stairs leading up to	Bedroom 12'4" x 11'4" (3.76 x 3.46)
Lounge 20'8" x 10'4" (6.32 x 3.15)	Bedroom 11'4" x 10'4" (3.46 x 3.16)
Large balcony overlooking the Rear Garden	Front & Rear Gardens
Balcony to the Front	Garage 20'8" x 10'4" (6.32 x 3.15)
Stairs leading to First Floor	

FEATURES

- Detached Family House
- Five Bedrooms
- Two Reception Rooms
- 18'3" x 12'3" Kitchen/ Diner
- Ensuite Shower Room to Master Bedroom
- Front and Rear Balconies
- Countryside & Sea Views
- South-Westerly Aspect
- Sought After Village Location
- Garage & Off Road Parking

