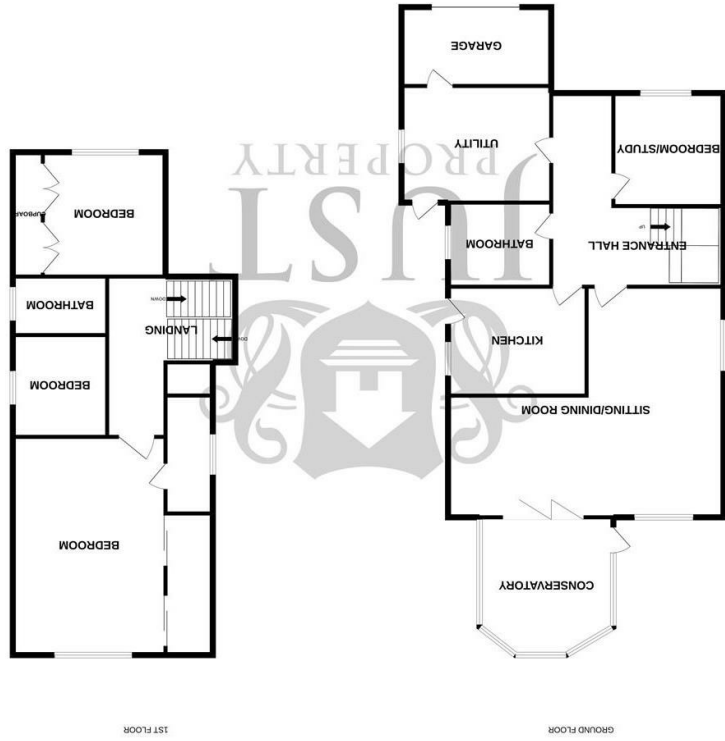


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	81



These plans are intended to provide a general impression of the property and are not intended to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



# FLOORPLANS

Ashdown 6 Waites Lane, Fairlight, TN35 4AR

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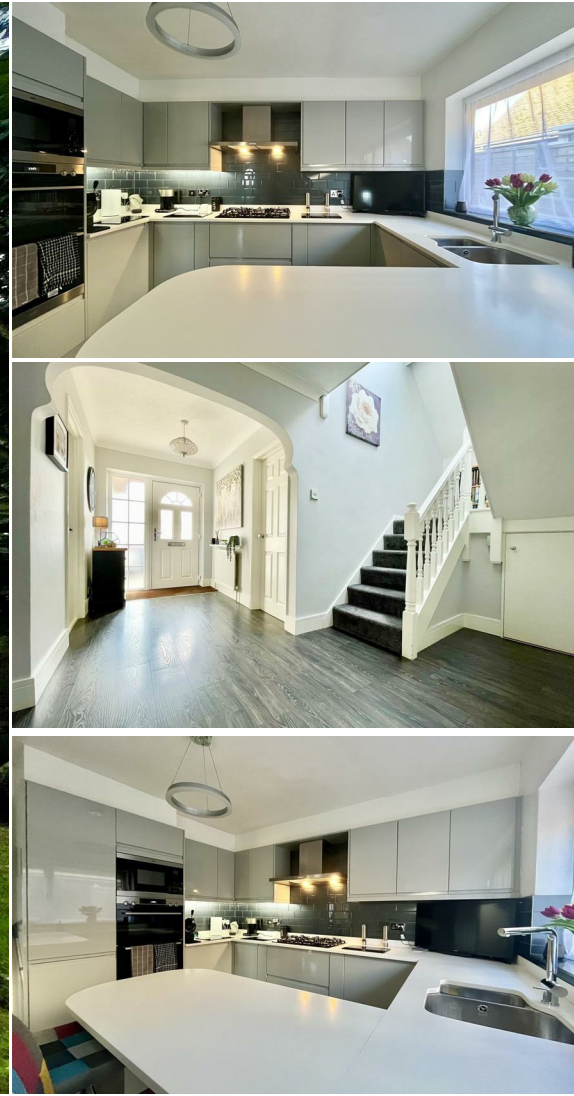


4 Bedrooms   2 Receptions   3 Bathrooms   1474.66 sq ft

Freehold

# £600,000

## Ashdown 6 Waites Lane, Fairlight, TN35 4AR







4 Bedrooms    2 Receptions    3 Bathrooms    1474.66 sq ft

## PROPERTY DETAILS

\*\*\*Offers in Excess of £600,000\*\*\*

"CHAIN FREE"

We are excited to bring to the market this beautifully presented detached family home which has been extensively renovated to the highest of standards throughout. From this peaceful position, there is easy access to the village hall, Post Office and village pub, other local amenities and extensive shopping facilities of Hastings are also only a short car journey away.

We consider this property to have well proportioned accommodation throughout which comprises of a grand entrance hall, with a ground floor bedroom/study. A large utility space benefitting from excessive storage with internal access to the garage. Also on the ground floor, is a downstairs family bathroom, a modern fitted kitchen/breakfast room and a large lounge/diner, with electric fireplace leading into the conservatory area.

Upstairs, off the landing are the three large bedrooms with fitted wardrobes and a further family bathroom.

Externally, the property offers a drive way for a few cars. The property itself is sat on a large plot, with an amazing rear garden. There is a decking area, with a sheltered hot tub/bar area which is perfect for entertaining. Also, a AstroTurf area leading to the laid to lawn section at the back which can be enjoyed throughout the day.

The property is to be sold with vacant possession and no onward chain therefore viewing is highly recommended by Just Property the Sole Agents.

Council Tax - F £3193



## ROOM DIMENSIONS

Entrance Hall

Sitting/Dining Room

24'11" max x 21'4" max (l-shaped) (7.60 max x 6.51 max (l-shaped))

Conservatory

11'10" x 11'3" (3.61 x 3.45)

Kitchen

10'10" x 11'1" (3.32 x 3.39)

Bathroom

Utility

14'3" x 8'4" (4.35 x 2.56)

Bedroom/study

10'2" x 10'2" (3.10 x 3.10)

Principle Bedroom

18'11" x 9'7" to front of wardrobes (5.79 x 2.93 to front of wardrobes )

Ensuite

Bedroom

9'8" x 8'10" (2.97 x 2.70)

Bathroom

Bedroom

11'5" x 11'9" (3.50 x 3.60)

Outside

Substantial Rear Garden

Front Garden

Driveway

## FEATURES

- Detached Family Home
- Immaculate Condition
- Ample Parking
- Beautiful Rear Garden
- Decking Area
- Sheltered Hot Tub
- Semi Rural Location
- Versatile Accommodation
- CHAIN FREE

