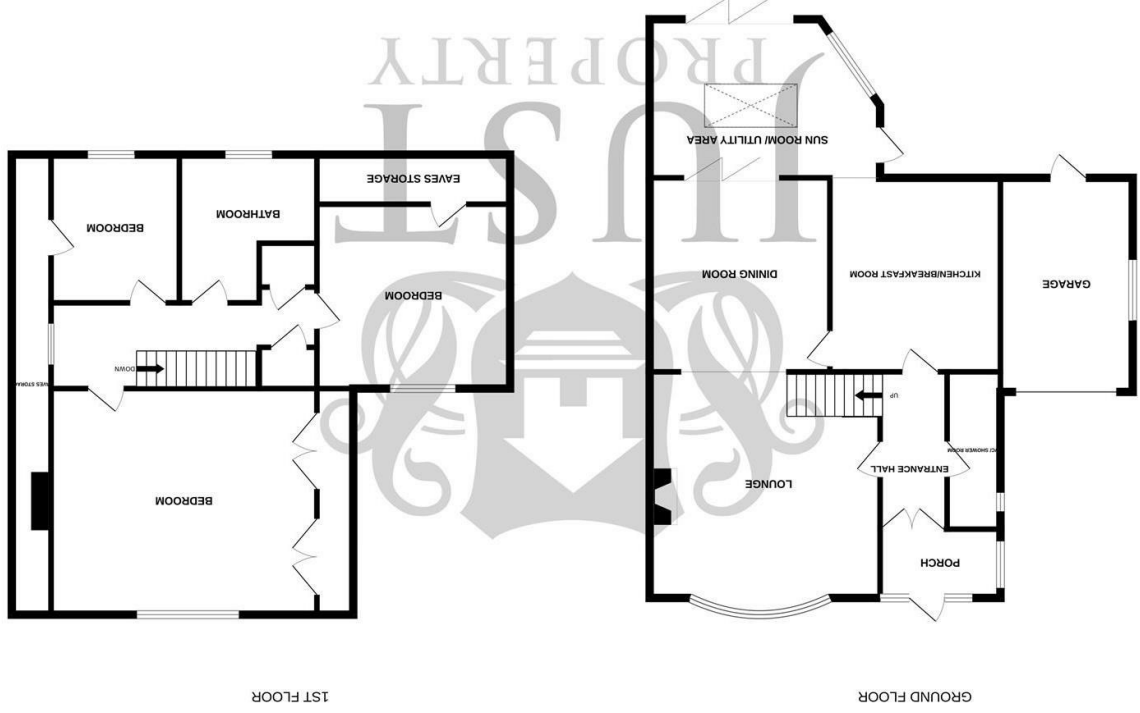


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms or fixtures are approximate and no responsibility is taken for any error. Dimensions of rooms and fixtures are approximate and no responsibility is taken for any error. Measurements of rooms and fixtures are approximate and no responsibility is taken for any error. Measurements of rooms and fixtures are approximate and no responsibility is taken for any error.

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	84
Potential	91



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Touchwood 11 Waites Lane, Fairlight, TN35 4AR

FLOORPLANS



3 Bedrooms 3 Receptions 2 Bathrooms 1474.66 sq ft

Freehold

£549,950

Touchwood 11 Waites Lane, Fairlight, TN35 4AR



3 Bedrooms 3 Receptions 2 Bathrooms 1474.66 sq ft

PROPERTY DETAILS

A beautifully presented and very spacious three bedroom detached house located in the picturesque Sussex Village of Fairlight, which benefits from a highly regarded village pub with restaurant, farm store and access to local bus routes. The towns of Rye, Bexhill, Hastings, St Leonards, Eastbourne and Battle can be found close by, as well as Hastings Country Park Nature Reserve which is the most prestigious area of biodiversity management in the Borough. The reserve consists of Hastings Cliffs Special Area of Conservation, Hastings Cliffs to Pett Beach Site of Special Scientific Interest and Hastings Country Park, as well as heritage designations such as scheduled ancient monument.

The property accommodation is arranged over two floors and comprises of an entrance porch leading into a spacious hallway with a useful ground floor W.C/shower room, lounge opening through to a dining room, a spacious fitted kitchen/breakfast room leading to a stunning and bright sun room/utility area with bi-fold doors and a skylight, which enhances the natural light throughout the property. To the first floor there are three bedrooms, family bathroom and useful storage cupboards.

Touchwood has been updated throughout being eco friendly and ultra efficient where possible creating a very cost effective property to run, with 16 solar panels, fully insulated and updated double-glazed windows and doors. The solar panels create an income at its current standing so for any potential buyer this would be a great asset(subject to usage).The property has off road parking for several vehicles, an integral garage with an up and over door,) beautiful rear gardens which have been created to provide vegetable gardens and orchards, there is also an area of patio, an area of lawn, and an outbuilding with electric and water.

Further benefits include gas fired central heating and the property is available to view from the vendors choice of sole agent, Just Property



ROOM DIMENSIONS

Front Door	Bedroom 13'2" x 9'5" (4.01m x 2.87m)
Entrance Porch	
Hallway	Bedroom 9'8" x 8'3" (2.95m x 2.51m)
Lounge 16'3" x 13'3" (4.97 x 4.05)	Bathroom
Dining Room 13'0" x 11'9" (3.97 x 3.60)	Front Garden
Kitchen/ Breakfast Room 13'6" x 11'9" (4.13 x 3.6)	Off Road Parking
Sunroom / Utility Area 15'1" x 11'10" (4.62 x 3.63)	Garage
Downstairs W.C/ Shower Room	Rear Garden
Stairs Leading to the First Floor Landing	Vegetable Gardens and Orchard
Bedroom 14'3" x 13'0" (4.34m x 3.96m)	

FEATURES

- Detached House
- Three Bedrooms
- Beautiful Countryside Views
- Fairlight Village Location
- Gas Central Heating & Fully Double Glazed
- 16 Solar Panels
- Stunning Sun Room
- Mature Gardens with Outbuildings
- Vegetable Gardens & Orchard
- Must View

