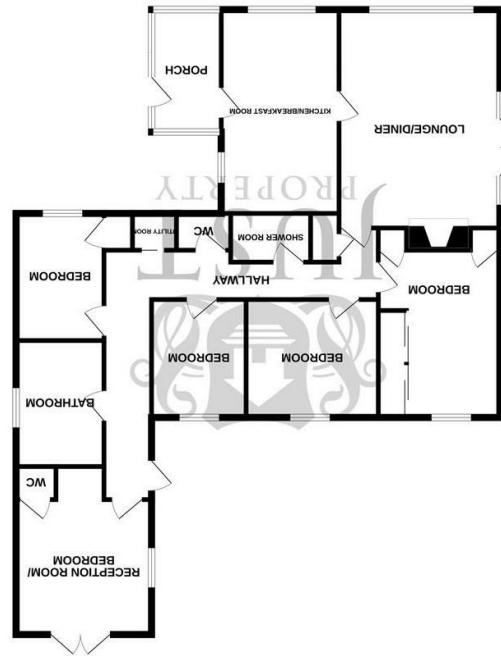


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	67
Potential	80

Energy Performance Certificate (EPC) information for this property is based on the information provided by the seller. The seller has provided the information to the best of their knowledge and belief. The seller does not warrant the accuracy of the information provided. The seller is not responsible for any errors or omissions in the information provided. The seller is not responsible for any changes to the information provided. The seller is not responsible for any legal consequences arising from the use of the information provided. The seller is not responsible for any damages or losses arising from the use of the information provided. The seller is not responsible for any legal consequences arising from the use of the information provided. The seller is not responsible for any damages or losses arising from the use of the information provided.



GROUND FLOOR



www.justproperty.net

35 Lower Waites Lane, Fairlight, TN35 4DB

# FLOORPLANS

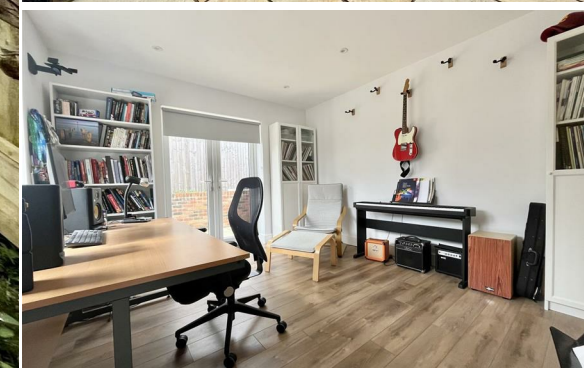


4 Bedrooms   2 Receptions   2 Bathrooms   1302.43 sq ft

Freehold

£570,000

35 Lower Waites Lane, Fairlight, TN35 4DB





4 Bedrooms

2 Receptions

2 Bathrooms

1302.43 sq ft

## PROPERTY DETAILS

Just Property are excited to bring to the market a hugely impressive four/ five bedroom detached bungalow situated on a wonderful plot on this highly sought after lane in Fairlight.

Within easy reach of numerous stunning countryside and coastal walks this fabulous property also boasts an entrance porch, kitchen breakfast room, spacious 19'9" x 13'3" Lounge/dining room, bathroom, shower room, two further separate w/c, utility room, four bedrooms and a further reception room which could also be a fifth bedroom.

A particular feature of this property is the extension which can accommodate a large family or be easily adapted to suit a variety of options such as, converting it into an annex for a relative or even an Airbnb to create a form of income. This is a uniquely versatile property within the area.

To the outside there is a substantial front garden and off road parking for several vehicles. To the rear of the property there is a landscaped garden with a raised area laid to lawn, two sheds and a large secluded and private patio area

From this peaceful and tucked away position you have easy access to the village hall, village pub and the local amenities and extensive shopping facilities of Hastings are also only a short car journey away. The property additionally benefits from a new gas boiler with radiators, double glazing and the additional benefit of having an open fire in the sitting room. Viewing is highly recommended by the vendors choice of Sole Agents Just Property.

W3W Location - ///allergy.label.bins



## ROOM DIMENSIONS

Double Glazed Porch

Front Door

Kitchen Breakfast Room  
17'0" x 9'10" (5.2 x 3)

Lounge / Diner  
19'9" x 13'3" (6.02m x 4.04m)

Inner Hallway

Bedroom  
14'1" x 9'6" (4.3 x 2.9)

Bedroom  
10'0" x 10'9" (3.05 x 3.3)

Bedroom  
9'10" x 8'2" (3.01 x 2.5)

Shower Room with W/C

Utility Room

Bedroom

9'2" x 7'10" (2.8 x 2.4)

Bathroom

Reception Room / Bedroom  
12'9" x 11'1" (3.9 x 3.39)

Large Front Gardens

Landscaped Rear Gardens

Off Road Parking for Several Vehicles

Two Separate W/Cs

## FEATURES

- Detached Bungalow
- 4/5 Bedrooms
- Kitchen Breakfast Room
- Lounge Diner + Second Reception Room
- Extended to a High Level of Finish
- Two Bathrooms + Two Further Separate WCs
- Off Road Parking for Several Vehicles
- Potential Annex/ Income
- Sought-after Village Location
- Double Glazing and Newly Fitted Gas Fired Boiler

