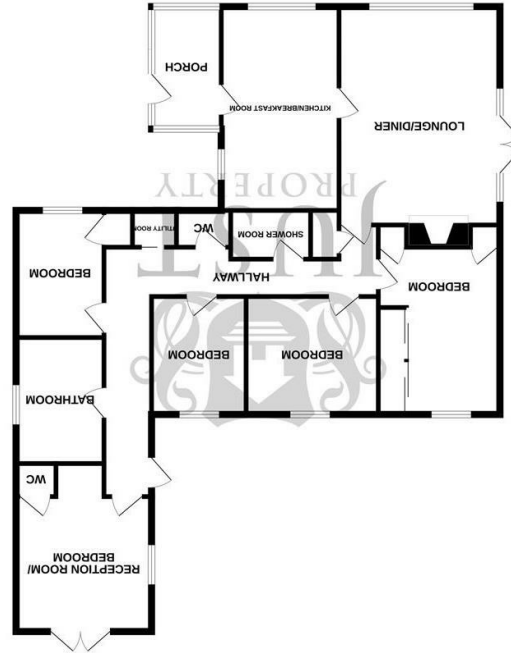


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	80

These plans should be read in conjunction with the particulars of sale. The company does not accept any liability for any errors or omissions in these plans. The company does not accept any liability for any errors or omissions in these plans. The company does not accept any liability for any errors or omissions in these plans.



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



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 a 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

