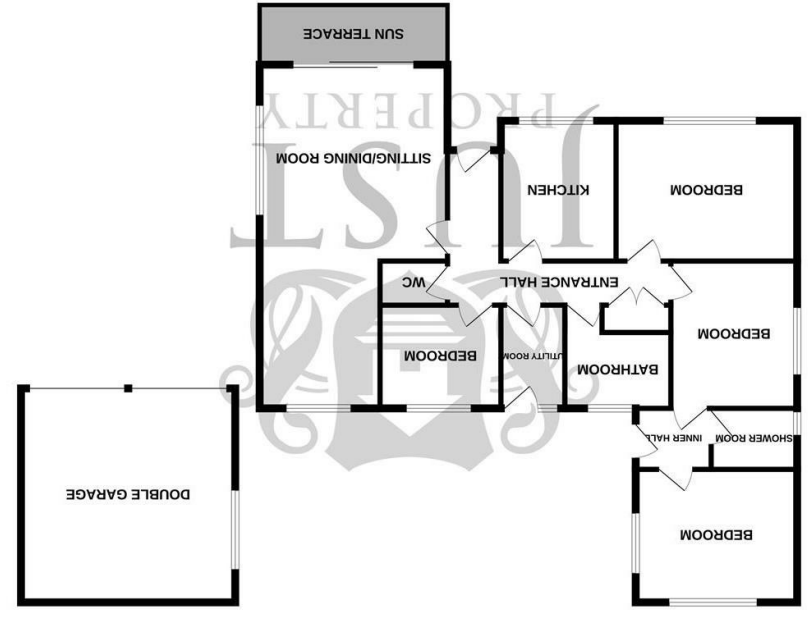


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
Very energy efficient - lower running costs	(91-100)
	(plus)
Current	Potential
71	84



When viewing this house you should ensure the accuracy of the floorplan contained here. Measurements of rooms should be taken and compared to the floorplan. The floorplan should be used as a guide only. The floorplan is not intended to be used as a contract. The floorplan is not intended to be used as a contract. The floorplan is not intended to be used as a contract.

GROUND FLOOR



www.justproperty.net

Cormorants Channel Way, Fairlight, TN35 4BP

# FLOORPLANS



4 Bedrooms 1 Receptions 2 Bathrooms 1323.00 sq ft

Freehold

# £695,000

Cormorants Channel Way, Fairlight, TN35 4BP





4 Bedrooms 1 Receptions 2 Bathrooms 1323.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

If it is outstanding views of the English channel then look no further than this chain free, four bedroom detached bungalow set within walking distance to Hastings Country Park within the Sussex coastal village of Fairlight.

Cormorants is a very well presented property, offering a unique and highly sought after position on Channel Way in Fairlight and is close to the towns of Rye, Eastbourne, Battle, Bexhill, Hastings with its great seafront and promenade is a 10 minute drive away.

The property accommodation provide a well proportioned entrance hall with spacious lounge and dining room with sliding doors to a sun terrace, there are four bedrooms, two bathrooms as well as a fitted kitchen and useful utility room.

Externally the property has a beautiful front garden to enjoy the local scenery, as well as off-road parking for several vehicles, two garages each with electric up and over doors, a rear courtyard parking area and rear garden. The property also has UPVC double glazing and gas fired central heating.

To fully appreciate this outstanding property with amazing views, viewings should be made via the local village estate agent, Just Property.



## ROOM DIMENSIONS

Front Door	Family Bathroom/W.C
Entrance Hall	Inner Hall
Living Room/Diner	5'4" x 3'4" (1.65 x 1.02)
28'2" x 16'0" (8.59 x 4.88)	Bedroom
Sun Terrace	12'9" x 11'3" (3.91 x 3.43)
Kitchen	Shower Room/W.C
11'6" x 8'5" (3.53 x 2.57)	Front Garden
Utility Room	89'11" x 60'0" (27.43 x 18.29)
8'3" x 4'11" (2.54 x 1.52)	Driveway
Separate W.C	145'0" (44.20)
Bedroom	Double Garage
14'9" x 11'6" (4.52 x 3.53)	18'9" x 17'5" (5.74 x 5.31)
Bedroom	Rear Garden
11'8" x 10'5" (3.56 x 3.18)	64'11" x 60'0" (19.81 x 18.29)
Bedroom	
9'8" x 8'3" (2.95 x 2.54)	

## FEATURES

- \*\*\* CHAIN FREE \*\*\*
- Detached Bungalow
- Four Bedrooms
- Direct Sea Views
- Kitchen & Utility Room
- Lounge / Diner
- Bathroom and Separate Shower Room
- Sought After Village & Coastal Location
- Sun Terrace
- Viewing Essential

