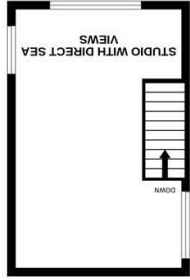


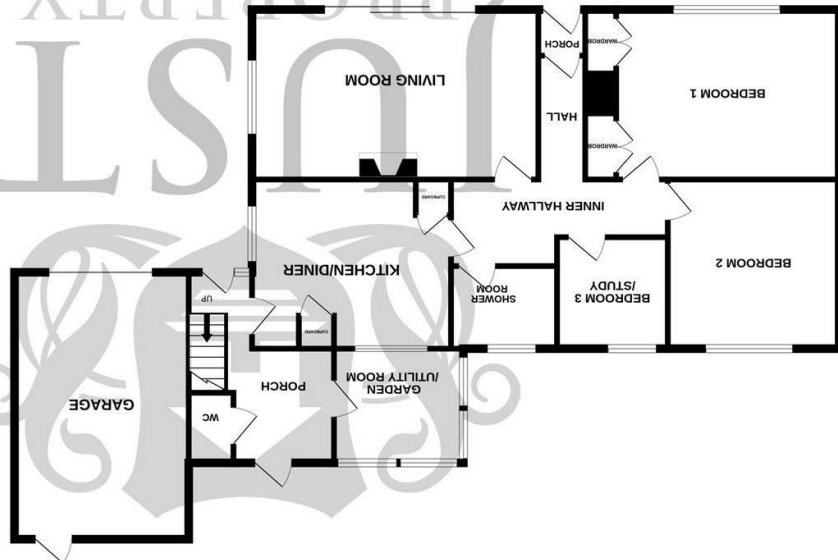
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
39	71



1ST FLOOR



GROUND FLOOR



www.justproperty.net

Wendletrap Sea Road, Fairlight, TN35 4DR

FLOORPLANS



3 Bedrooms 1 Receptions 1 Bathrooms 1054.86 sq ft

Freehold

£350,000

Wendletrap Sea Road, Fairlight, TN35 4DR





Freehold

£350,000



3 Bedrooms

1 Receptions

1 Bathrooms

1054.86 sq ft

PROPERTY DETAILS

*** CHAIN FREE ***

This charming three-bedroom detached 1960s Colt bungalow is situated at the end of Sea Road, occupying a cliff-top position with breath-taking views across Fairlight Shoreline and out to Rye Bay and Dungeness.

The bungalow offers versatile accommodation, including a 19'8" x 11'8" dual-aspect living room with a feature fireplace, a 15'7" x 10'10" fitted kitchen/diner with built-in appliances, two double bedrooms, a third bedroom or study, a rear sunroom/utility area, and a contemporary shower room/W.C. with a walk-in double shower enclosure.

From the side lobby, a separate cloakroom/W.C. and a staircase lead up to the studio room. This space boasts direct views over the English Channel towards France and is perfect for use as a reading or hobby room due to its south-facing aspect.

Additional features include a driveway providing off-road parking for up to five vehicles, a garage with the aforementioned studio room above, south-facing front garden with lawn and patio, and a rear garden with a timber summerhouse. The property also benefits from electric heating and double glazing.

This wonderful bungalow is available chain-free and is open to cash buyers only. Viewings are arranged through the sole agent Just Property.

W3W location - [///passively.rescuer.trips](https://passively.rescuer.trips)



ROOM DIMENSIONS

Entrance Porch

Entrance Hall

Inner Hallway
15'8" x 5'8" (4.78m x 1.73m)

Living Room
19'7" x 11'8" (5.99m x 3.56m)

Kitchen/Diner
15'7" x 10'9" (4.75m x 3.30m)

Bedroom One
13'8" x 11'8" (4.17m x 3.56m)

Bedroom Two
11'8" x 11'8" (3.56m x 3.56m)

Bedroom Three/Study
7'8" x 7'6" (2.34m x 2.31m)

Shower Room/W.C.
7'8" x 5'6" (2.34m x 1.70m)

Side Porch

9'10" x 7'10" (3.00m x 2.39m)

Cloakroom/W.C.

Timber Sun/Utility Room
8'9" x 8'0" (2.69m x 2.44m)

Driveway

Garage
18'4" x 8'11" (5.59m x 2.74m)

Studio Room
18'4" x 12'0" (5.59m x 3.66m)

Front Garden
35'0" deep x 64'11" (10.67m deep x 19.81m)

Rear Garden
39'11" depth x 64'11" (12.19m depth x 19.81m)

FEATURES

- Three Bedroom Detached Colt Bungalow
- Enjoying South Facing & Direct Sea Views
- 19'8 x 11'8 Dual Aspect Living Room
- Close to Countryside & Coastal Walks
- Lovely end of Village Lane Location
- 15'7 x 10'10 fitted Kitchen/Diner
- Modern Shower Room/W.C.
- Driveway & Garage with Studio Room over
- Ideal Main or Weekend/Holiday Home

