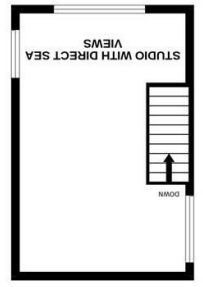


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net

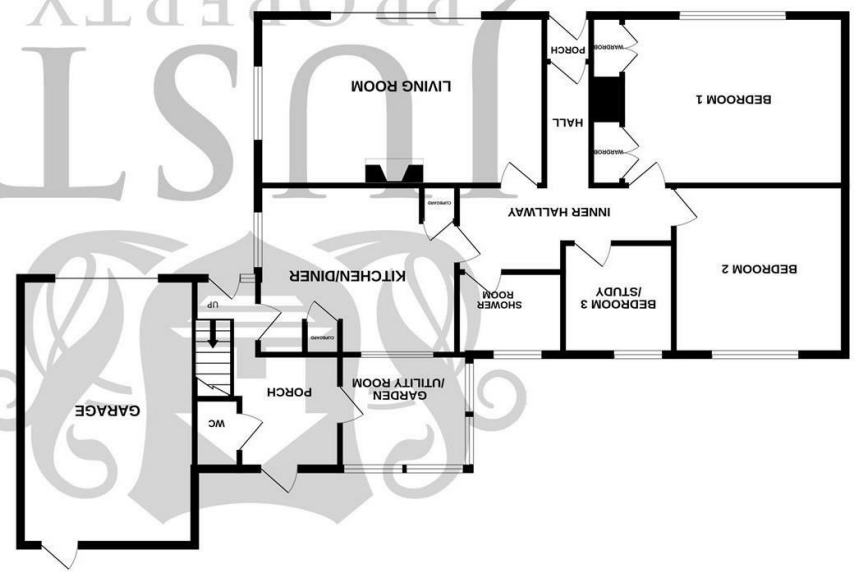
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such 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	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
39	71



1ST FLOOR



GROUND FLOOR



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FLOORPLANS

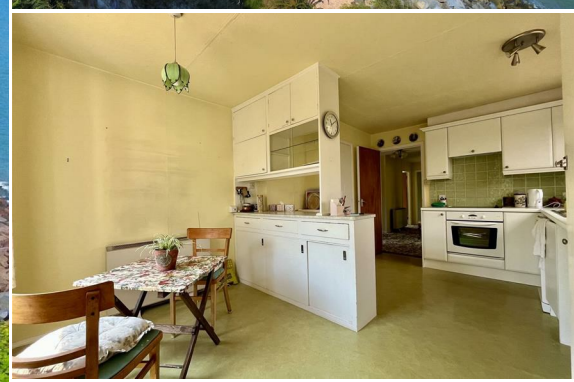
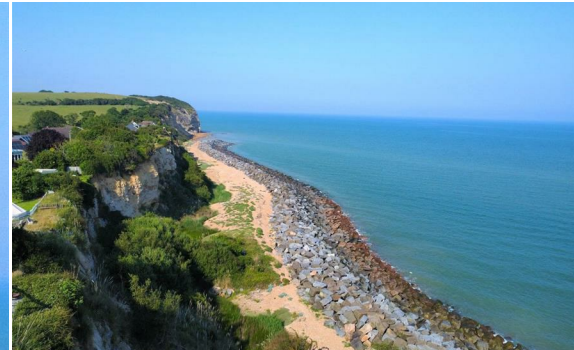


3 Bedrooms 1 Receptions 1 Bathrooms 1054.86 sq ft

Freehold

£325,000

Wendletrap Sea Road, Fairlight, TN35 4DR





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	Side Porch
Entrance Hall	9'10" x 7'10" (3.00m x 2.39m)
Inner Hallway	Cloakroom/W.C.
15'8" x 5'8" (4.78m x 1.73m)	Timber Sun/Utility Room
Living Room	8'9" x 8'0" (2.69m x 2.44m)
19'7" x 11'8" (5.99m x 3.56m)	Driveway
Kitchen/Diner	Garage
15'7" x 10'9" (4.75m x 3.30m)	18'4" x 8'11" (5.59m x 2.74m)
Bedroom One	Studio Room
13'8" x 11'8" (4.17m x 3.56m)	18'4" x 12'0" (5.59m x 3.66m)
Bedroom Two	Front Garden
11'8" x 11'8" (3.56m x 3.56m)	35'0" deep x 64'11" (10.67m deep x 19.81m)
Bedroom Three/Study	Rear Garden
7'8" x 7'6" (2.34m x 2.31m)	39'11" depth x 64'11" (12.19m depth x 19.81m)
Shower Room/W.C.	
7'8" x 5'6" (2.34m x 1.70m)	

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

