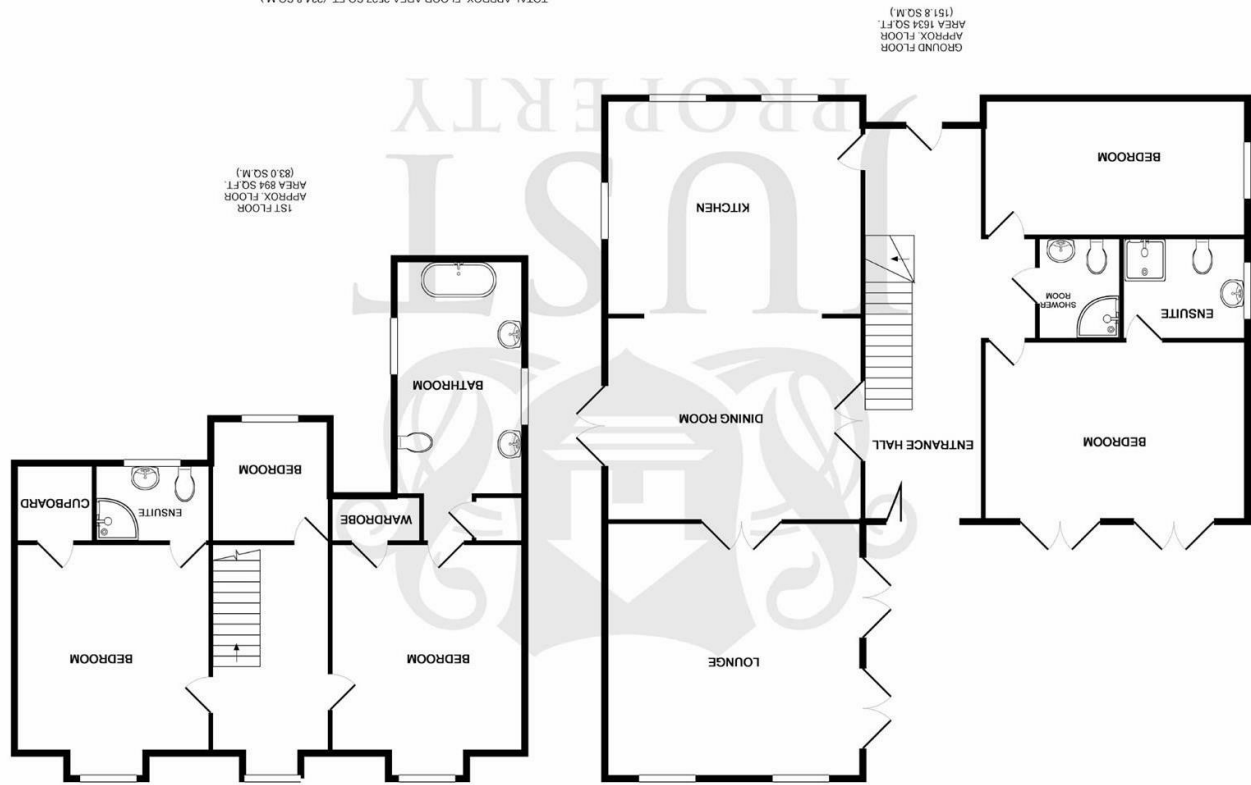


Whilst every attempt has been made to ensure the accuracy of floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. Dimensions of the elements shown have not been checked and no guarantee is given as to their accuracy or reliability. Measurements are given to the nearest millimetre.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	79
Potential	84



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Bluebells Fyrsway, Fairlight, TN35 4BG

# FLOORPLANS



4 Bedrooms    3 Receptions    4 Bathrooms    2432.64 sq ft

Freehold

# £750,000

Bluebells Fyrsway, Fairlight, TN35 4BG





4 Bedrooms 3 Receptions 4 Bathrooms 2432.64 sq ft

## PROPERTY DETAILS

An exceptionally spacious and extremely well presented four bedroom, three reception room detached family house, ideally situated in the sought after village of Fairlight close to countryside & coastal walks with access at the top of Fyrsways in to Hastings Country Park.

The property was built in 2008 and provides comfortable living accommodation with the benefit of single floor accommodation with two double bedrooms and two bathrooms (one en-suite) to the ground floor and a level access into the 27'4 x 8'3 reception hall. The property provides a 29'4 x 14'3 open kitchen/diner with central island, double doors opening to the dual aspect sitting room with feature fireplace, wood burning stove & French doors leading to the rear garden. To the first floor the master bedroom has an impressive 19'8 x 8'7 en-suite bathroom/w.c with twin vanity units & stand alone bath, there is also an en-suite to bedroom three, which also has a walk-in wardrobe and in addition there is a further bedroom. There are also far reaching sea views from the first floor.

Outside, there is a block paved driveway providing off road parking and a 17'8 x 15'4 double garage with electric up & over doors. A particular feature is the rear garden which extends to in excess of 100ft and includes a thatched roof Roundel, outbuildings, timber store sheds, greenhouse and the garden enjoys a southerly aspect. Further benefits include upvc double glazing, gas fired central heating, oak flooring and a rain water harvesting system for the garden.

Viewing is considered essential with sole agents, Just Property.



## ROOM DIMENSIONS

Reception Hall  
27'4" x 8'3" (8.33 x 2.51)

Kitchen  
18'0" x 14'2" (5.49 x 4.32)

Dining Room  
18'0" x 14'3" (5.49 x 4.34)

Living Room  
17'7" x 17'10" (5.36 x 5.44)

Downstairs Bedroom Two  
18'0" x 11'8" (5.49 x 3.56)

En-suite Shower Room  
8'8" x 7'2" (2.64 x 2.18)

Family Room/Bedroom  
18'0" x 9'8" (5.49 x 2.95)

Downstairs Shower Room  
7'0" x 4'8" (2.13 x 1.42)

First Floor Galleried Landing

Master Bedroom  
19'3" x 13'5" (5.87 x 4.09)

En-suite Bathroom  
19'8" x 8'7" (5.99 x 2.62)

Bedroom Three  
16'9" x 13'6" (5.11 x 4.11)

Walk-in Wardrobe  
5'6" (1.68)

En-suite Shower Room  
8'0" x 5'6" (2.44 x 1.68)

Bedroom Four  
8'7" x 8'3" (2.62 x 2.51)

Front Garden

Driveway

Double Garage  
17'8" x 15'4" (5.38 x 4.67)

Rear Garden

Roundel

## FEATURES

- Detached Family House
- Four Bedrooms
- 27'4 Reception Hall
- 29'4 Fitted Kitchen/Diner
- Three En-Suites & Shower Room
- Far Reaching Sea Views
- Double Garage & Parking
- 100ft Rear Garden
- Thatched Roundel
- Southerly Aspect

