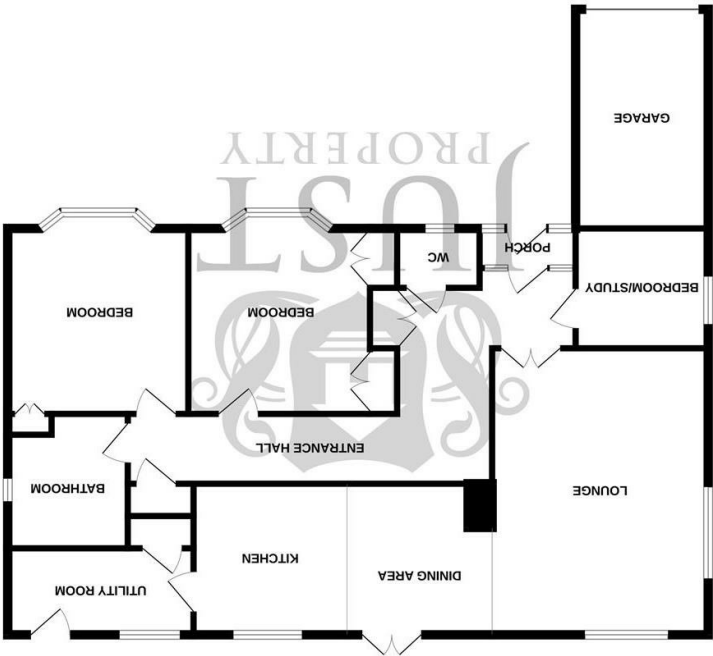




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
58		
77		



GROUND FLOOR

FLOORPLANS

Fig Tree Cottage 53 Lower Waites Lane, Fairlight, TN35 4DD



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3 Bedrooms 2 Receptions 1 Bathrooms 1119.45 sq ft

Fig Tree Cottage 53 Lower Waites Lane, Fairlight, TN35 4DD



Freehold

£449,950





Freehold

£449,950



3 Bedrooms

2 Receptions

1 Bathrooms

1119.45 sq ft

PROPERTY DETAILS

*** CHAIN FREE ***

An opportunity arises to secure this well presented large, three bedroom detached bungalow, situated within the sought after village of Fairlight. The property is nicely situated within walking distance of local countryside & coastal walks as well as local bus services on Waites Lane connecting to the historic towns of Hastings & Rye as well as the beach in Pett Level.

The property provides accommodation to include a large open plan lounge diner with a feature log burner, utility room, and a modern fitted kitchen with integrated dish washer, eye level oven and free standing American style fridge freezer. In addition, there are three bedrooms, two of which are double bedrooms and a modern fitted bathroom.

Outside, to the front of the property there is a large area of lawned garden with flower beds and shrubs, a driveway to the side providing off road parking which leads to a garage. The rear garden is a particular feature being mainly laid to lawn with flower & shrub borders, an area of decking with a shed and a hot tub with pergola over head. Further benefits include oil fired central heating, double glazing and garage.

Viewing strictly by appointment with sole agents, Just Property.

W3W - ///political.shadow.uppermost



ROOM DIMENSIONS

Front Door	Bedroom / Study
Porch	8'2" x 7'6" (2.5 x 2.3)
Entrance Hall	Bathroom
Lounge	8'10" x 8'6" (2.7 x 2.6)
18'0" x 13'5" (5.5 x 4.1)	Front & Rear Garden
Dining Area	Off Road Parking
10'5" x 8'2" (3.2 x 2.5)	Garage
Kitchen	15'8" x 8'2" (4.8 x 2.5)
10'7" x 10'7" (3.25 x 3.25)	
Utility Room	
11'5" x 5'4" (3.5 x 1.64)	
Bedroom	
12'1" x 12'1" (3.7 x 3.7)	
Bedroom	
12'1" x 11'5" (3.7 x 3.5)	

FEATURES

- *** CHAIN FREE ***
- Detached Bungalow
- Three Bedooms
- Open Plan Layout
- Lounge / Diner
- Front and Rear Garden
- Garage
- Utility Room
- Sought After Village Locaiton
- Oil Central Heating & Double Glazing



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.