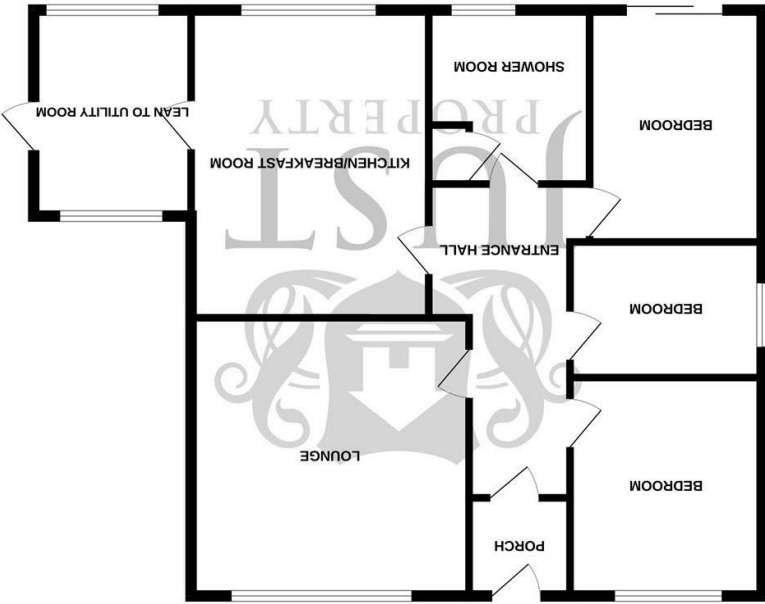


Important notice: This plan has been prepared to assist the purchaser in understanding the layout of the property. It is not intended to be used as a contract. The purchaser should verify the accuracy of the plan by visiting the property. The plan is provided as a guide only and is not intended to be used as a contract. The purchaser should verify the accuracy of the plan by visiting the property. The plan is provided as a guide only and is not intended to be used as a contract.



GROUND FLOOR

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	58
Potential	86
Energy Efficiency Rating	



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Jac' Dor 40 Waites Lane, Fairlight, TN35 4AX

FLOORPLANS



3 Bedrooms | 1 Receptions | 1 Bathrooms | 742.71 sq ft

Freehold

£399,950

Jac' Dor 40 Waites Lane, Fairlight, TN35 4AX





3 Bedrooms 1 Receptions 1 Bathrooms 742.71 sq ft

PROPERTY DETAILS

This charming three-bedroom detached bungalow is set back from Waites Lane, ideally situated within the sought-after village of Fairlight. The location offers immediate access to the stunning local countryside and coastal walks, with direct access into Hastings Country Park. Residents will also benefit from convenient bus services along Waites Lane, connecting to the historic towns of Hastings and Rye.

Upon entering the property, you are welcomed by a porch that leads into an entrance hall, providing access to all rooms. To the left, you'll find a spacious living room, featuring a large window that allows ample natural light to flood the space, along with an electric fireplace.

The accommodation includes two generously sized double bedrooms, both offering space for freestanding furniture. The rear bedroom is particularly special, as it features sliding patio doors that open directly onto the garden. A further single bedroom provides additional versatile accommodation, ideal for guests or as a home office.

The bungalow includes a modern shower room equipped with a walk-in shower, wash hand basin, and W.C., complete with a window and extractor fan for ventilation. The fitted kitchen is a highlight, offering a range of matching wall and base units, an integrated oven, hob, and extractor, as well as a fridge-freezer and space for a freestanding dishwasher. The kitchen also provides enough space for a dining table. Adjacent to the kitchen, the utility room features plumbing for both a washing machine and a tumble dryer.

Outside, the property offers a driveway providing off-road parking for several vehicles, complemented by an established front garden. The rear gardens are mainly laid to lawn and feature a full-width patio area, enjoying a desirable south-westerly aspect—perfect for soaking up the sun.

Additional benefits of this lovely home include UPVC double glazing and gas-fired central heating throughout, ensuring comfort year-round.



ROOM DIMENSIONS

Front Door

Porch
4'11" x 3'8" (1.52 x 1.13)

Entrance Hall

Lounge
14'2" x 12'0" (4.34 x 3.67)

Kitchen
11'9" x 9'10" (3.6 x 3)

Utility Lean too
9'6" x 5'6" (2.91 x 1.7)

Bedroom
11'0" x 9'11" (3.36 x 3.04)

Bedroom
11'9" x 8'10" (3.6 x 2.71)

Bedroom
9'11" x 7'0" (3.03 x 2.14)

Shower Room

8'6" x 8'0" (2.6 x 2.45)

Off Road Parking

Front & Rear Gardens

FEATURES

- *** CHAIN FREE ***
- Detached Bungalow
- Three Bedrooms
- Sought After Village Location
- In Need of Modernisation
- Ample Off Road Parking
- Front & Rear Gardens
- Modern fitted Shower Room
- Seperate Utility Room
- Viewing Highly Recommended

