Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		82
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

GROUND FLOOR

LIVING ROOM

BEDROOM

ENTRANCE HALL

BEDROOM

KITCHEN

LEAN TO SUN ROOM
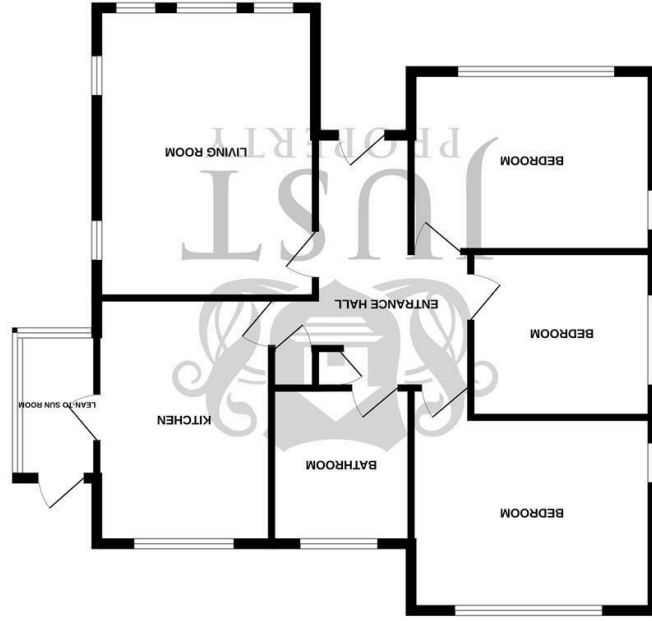
BATHROOM

BEDROOM

FLOORPLANS
12 Woodland Way, Fairlight, TN35 4AU

www.justproperty.net

JUST COUNTRY

3 Bedrooms   1 Receptions   1 Bathrooms   861.11 sq ft

12 Woodland Way, Fairlight, TN35 4AU

Freehold

£399,950

🛏 3 Bedrooms   🛋 1 Receptions   🛁 1 Bathrooms   ▢ 861.11 sq ft

PROPERTY DETAILS

*** CHAIN FREE ***

An beautifully presented three bedroom detached bungalow, situated in a very desirable cul-de-sac location within Fairlight Village, close to local countryside & coastal walks with access in to Hastings Country Park as well as being a short walk away from Fairlight Recreation Ground, Bowls Club and local bus services on Waites Lane connecting to the historic towns of Hastings & Rye.

The property is considered to be very well presented throughout with the accommodation to include a spacious entrance hall, a very well proportioned living room, there are three bedrooms, modern kitchen/breakfast room this room enjoys views over Fairlight towards the countryside and there is a family bathroom/w.c.

Outside, there is a driveway providing off road parking for two vehicles and this leads to a detached garage. A particular feature are the established rear gardens being mainly laid to lawn with flower & shrub beds, a patio area and the gardens enjoy a easterly aspect. Further benefits include lots of under house storage, gas fired central heating and double glazing.

Viewing is strictly by appointment with sole agents, Just Property.

W3W Location - ///smashes.demotion.goodbyes

ROOM DIMENSIONS

Front Door

Entrance Hall

Living Room
17'9" x 12'0" (5.43 x 3.66)

Kitchen/ Breakfast Room
11'7" x 9'6" (3.54 x 2.92)

Lean-to Conservatory
7'10" x 4'3" (2.4 x 1.3)

Bedroom
13'3" x 12'1" (4.06 x 3.7)

Bedroom
13'3" x 9'11" (4.05 x 3.03)

Bedroom
8'2" x 9'10" (2.5 x 3.0)

Bathroom
7'6" x 5'2" (2.31 x 1.6)

Front Garden

Rear Garden

Detached Garage

FEATURES

- CHAIN FREE
- Detached Bungalow
- Three Bedrooms
- Living Room
- Family Bathroom
- Kitchen
- Countryside Views
- Detached Garage
- Front & Rear Gardens
- Sought After Village Location