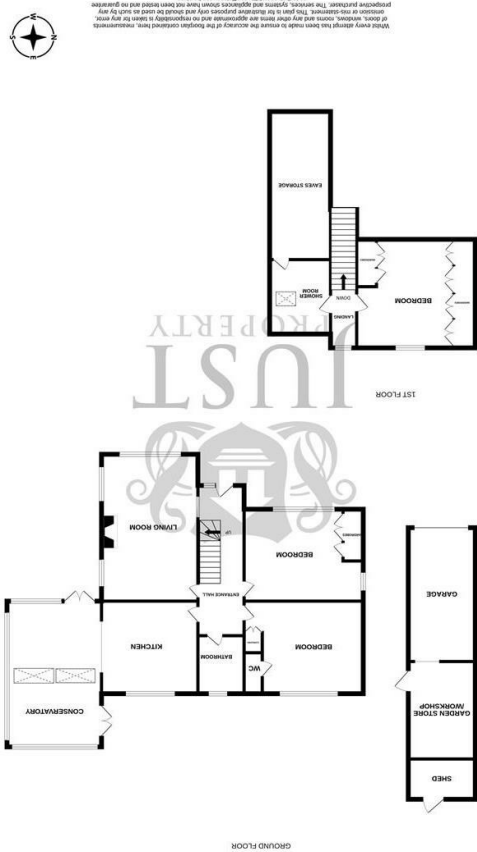




England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-70)
	A	(71-80)
Very energy efficient - lower running costs		
Potential	Current	
80	70	
Energy Efficiency Rating		



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FLOORPLANS

16 Woodland Way, Fairlight, TN35 4AU



3 Bedrooms 2 Receptions 2 Bathrooms 1323.96 sq ft

16 Woodland Way, Fairlight, TN35 4AU

Freehold

£485,000





Freehold

£485,000



ROOM DIMENSIONS

Front Door

Entrance Hall

Living Room
18'2" x 11'8" (5.56 x 3.56)

Kitchen
11'8" x 11'3" (3.58 x 3.43)

Sunroom
18'9" x 12'0" (5.72 x 3.66)

Bedroom
13'5" x 8'11" (4.09 x 2.74)

Ensuite W.C.

Bathroom
8'2" x 5'4" (2.51 x 1.63)

Bedroom
13'5" x 11'3" (4.11 x 3.45)

Stairs to First Floor

Bedroom

13'6" x 8'11" (4.14 x 2.72)

Shower Room
8'2" x 7'3" (2.49 x 2.21)

Front Garden

Off Road Parking with EV Charging Point

Garage

Workshop/ Shed

Rear Garden

PROPERTY DETAILS

An immaculately presented three bedroom detached chalet bungalow, situated in a quiet residential Cul-de-Sac in the beautiful village of Fairlight being close to woodland walks, Hastings Country Park, local farm shop, as well as local bus routes connecting to both the historic towns of Hastings and Rye.

The property has been extensively refurbished by the current owners to provide a delightful light and spacious home with the accommodation to include an entrance hall, an 18'3 x 11'8 living room with fitted wood burner & fitted blinds, a modern fitted kitchen, a double glazed conservatory with access to the rear garden, two downstairs bedrooms one with an en-suite w.c and a family bathroom. To the first floor landing there is a snug area, a further bedroom and a shower room/w.c.

Externally, there is a driveway providing off road parking, a detached garage with rear store/workshop, an area of front garden and a low maintenance landscaped rear garden with a raised decking area, seating areas, established shrubs and plants. To fully appreciate the space and location of this property, viewing is considered essential via Just Property.

W3W Location - [///known.utensil.exit](#)

FEATURES

- Detached Chalet Bungalow
- Three Bedrooms
- Immaculately Presented Throughout
- Lounge with Log Burner
- Modern Fitted Kitchen
- Open Plan Sun Room
- Two Bathrooms
- Secluded Garden with Raised Areas of Decking
- Off Road Parking with EV Charging Point
- Garage with Workshop



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.