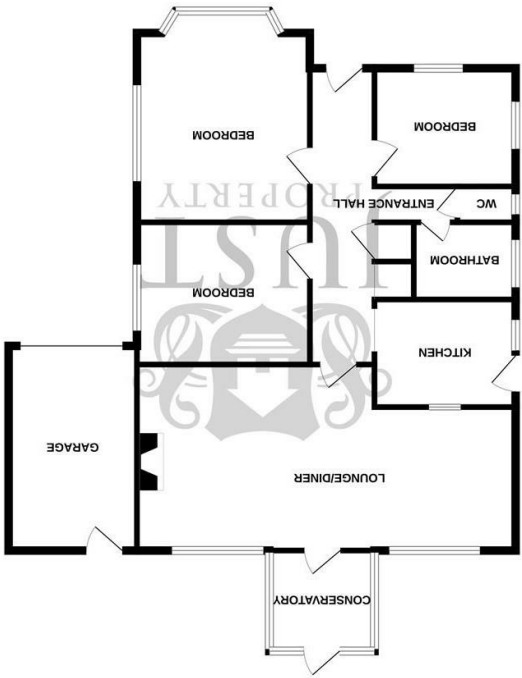


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



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		
83		
67		

These energy efficiency ratings are based on the information provided in the Energy Performance Certificate (EPC) and are not a guarantee of the actual energy performance of the property. The ratings are based on a standard set of assumptions and are intended to provide a general indication of the property's energy performance. The ratings are not a guarantee of the actual energy performance of the property. The ratings are based on a standard set of assumptions and are intended to provide a general indication of the property's energy performance.



GROUND FLOOR



www.justproperty.net

Lantern Bramble Way, Fairlight, TN35 4BH

FLOORPLANS



3 Bedrooms | 1 Receptions | 1 Bathrooms | 925.70 sq ft

Lantern Bramble Way, Fairlight, TN35 4BH



£389,950





Freehold

£389,950



ROOM DIMENSIONS

Front Door	Garage
Entrance Hallway With Storage	16'3" x 7'10" (4.97 x 2.41)
Lounge / Diner	Off Road Parking
26'5" x 12'7" (8.05m x 3.84m)	Front Garden
Conservatory	Rear Garden
7'7" x 7'3" (2.32 x 2.21)	Distant Countryside Views
Kitchen	
10'0" x 9'2" (3.05 x 2.81)	
Bedroom	
14'0" x 11'8" (4.27m x 3.56m)	
Bedroom	
12'0" x 9'8" (3.68 x 2.96)	
Bedroom	
9'11" x 7'4" (3.04 x 2.25)	
Bathroom	
Separate W.C	

PROPERTY DETAILS

*** CHAIN FREE ***

Nestled within a quaint residential road in this highly desirable village location, this charming three-bedroom detached bungalow is within close proximity to local countryside and coastal walks, Hastings Country Park, and convenient access to local bus services on Shepherds Way and Waites Lane, connecting to the historic towns of Hastings, Bexhill, and Rye.

The property has been well maintained; however, it is in need of some modernisation. It boasts a spacious 26'5" x 12'7" lounge/diner with an attractive fireplace and double-glazed door opening into the conservatory, fitted kitchen, tiled bathroom, and separate W.C. The primary bedroom, measuring 14'0" x 11'8", enjoys dual aspects and a bay window, while the other two bedrooms are also well-proportioned.

The property features off-road parking to the front, leading to a garage. The gardens are south-facing and mainly laid to lawn. Additional advantages include gas-fired central heating, double-glazed windows, and the property is available CHAIN FREE.

A viewing is considered essential via the vendor's sole agent, Just Property..

W3W Location - ///garage.meatballs.venues

FEATURES

- Chain Free
- Detached Bungalow
- Three Bedrooms
- Kitchen
- Lounge / Diner
- Conservatory
- Garage & Off Road Parking
- South Facing Rear Garden
- Bathroom with Separate W.C.
- Distant Countryside Views



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.