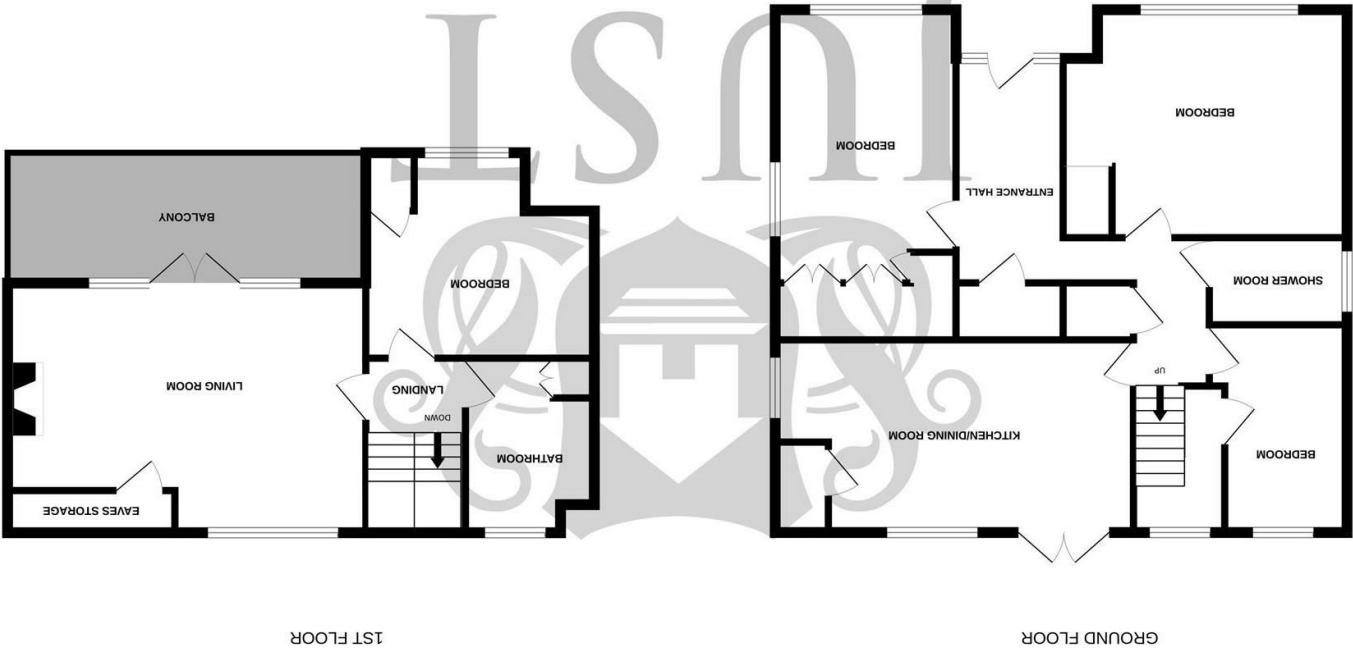




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	85	68
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Church House, Waites Lane, Fairlight, TN35 4AX

FLOORPLANS



4 Bedrooms 1 Receptions 2 Bathrooms 1657.64 sq ft

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Freehold
£600,000





Freehold

£600,000



4 Bedrooms 1 Receptions 2 Bathrooms 1657.64 sq ft

PROPERTY DETAILS

Beautifully presented four-bedroom detached chalet-style house, set back from Waites Lane and ideally situated within the sought-after village of Fairlight, within immediate walking distance of local countryside and coastal walks with direct access into Hastings Country Park. The property also benefits from immediate bus services on Waites Lane connecting to the historic towns of Hastings and Rye, as well as the village pub, hairdressers, and local farm shop.

The property provides versatile accommodation arranged over two floors, including a spacious hallway with a contemporary downstairs cloakroom/W.C., a 19'11 x 10'7 newly fitted kitchen/diner with built-in appliances, and double-glazed French doors leading to and overlooking the rear garden. There is also a separate dining room/bedroom four, a downstairs shower room/W.C., and fully fitted wardrobes in the dual-aspect main bedroom. In addition, there is an impressive first-floor living room with double doors leading out onto a private sun terrace, which enjoys extensive views over Fairlight towards Pett and the adjoining countryside.

Outside, there is a driveway providing off-road parking for several vehicles, established front gardens that are post-and-rail enclosed, and rear gardens that are mainly laid to lawn with a full-width patio, enjoying a south-westerly aspect. Further benefits include uPVC double glazing and gas-fired central heating. There is potential to add a garage to the property, subject to obtaining the necessary planning permission.

Viewing is considered essential with sole agents Just Property.

W3W Location: nicer.quiz.life

ROOM DIMENSIONS

Front Door	Sun Terrace
Hallway 11'8" x 6'5" (3.58 x 1.96)	Bedroom 13'8" x 13'3" (4.17 x 4.06)
Bedroom 15'3" x 10'7" (4.67 x 3.25)	Front Garden
Bedroom 13'6" x 10'7" (4.14 x 3.25)	Drive / Off Road Parking
WC	Side Gravel Garden
Shower Room / WC	Rear Garden
Bedroom / Dining Room 11'10" x 7'6" (3.61 x 2.29)	Storage Shed
Kitchen / Dining Room	
Stairs Up To Landing	
Family Lounge 19'9" x 16'11" (6.02 x 5.16)	

FEATURES

- Detached Family Home
- Four Bedrooms
- Outstanding Views
- New Fitted Kitchen / Dining Room
- Enclosed Sun Terrace
- Viewing Highly Recommended
- Versatile Accommodation Layout
- Fairlight Village Location
- Off Road Parking
- Secluded Gardens



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.