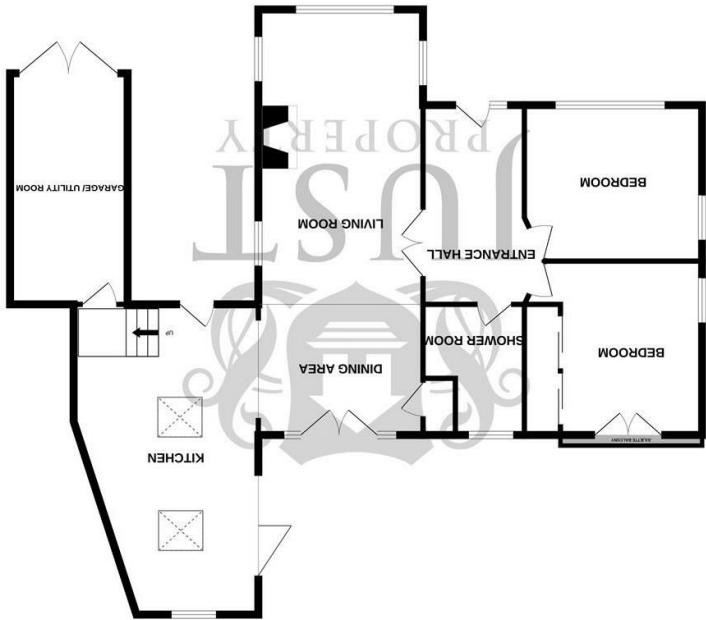




| England & Wales                             |           | EU Directive 2002/91/EC |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| A                                           | (92 plus) |                         |
| B                                           | (81-91)   |                         |
| C                                           | (69-80)   |                         |
| D                                           | (55-68)   |                         |
| E                                           | (39-54)   |                         |
| F                                           | (21-38)   |                         |
| G                                           | (1-20)    |                         |
| Not energy efficient - higher running costs |           |                         |
|                                             |           | Potential               |
|                                             |           | Current                 |
|                                             |           | 83                      |
|                                             |           | 68                      |



GROUND FLOOR



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# FLOORPLANS

11 Woodland Way, Fairlight, TN35 4AU



2 Bedrooms 1 Receptions 1 Bathrooms 721.18 sq ft

11 Woodland Way, Fairlight, TN35 4AU



£395,000





2 Bedrooms



1 Receptions



1 Bathrooms



721.18 sq ft

## PROPERTY DETAILS

An immaculately presented two-bedroom detached bungalow occupying a corner plot with gardens on three sides, situated in a favoured cul-de-sac location in Fairlight Village. The property is within walking distance of Knowle Road and close to local bus routes providing access to the historic towns of Hastings and Rye.

The bungalow has undergone a full renovation in recent years, along with a side extension, creating fully accessible living. The accommodation comprises a triple-aspect 30'7" x 12'0" open-plan lounge/diner, a fitted kitchen/breakfast room with high-end integrated appliances, a vaulted ceiling with skylights, and a bi-fold door leading to the level-access rear patio. Additionally, there is a shower room and two dual-aspect bedrooms, with the primary bedroom featuring fitted wardrobes and a Juliette balcony.

Further benefits include gas-fired central heating, double glazing, off-road parking, and a single garage/utility room with light and power. The front and side gardens contain a variety of fruit trees, including apple, pear, and cherry, while the rear garden is mainly laid to lawn with attractive shrub borders and a garden shed.

To fully appreciate this fantastic property, viewing is highly recommended by sole agents, Just Property.



## ROOM DIMENSIONS

Front Door

Entrance Hall  
8'11" x 6'3" (2.74 x 1.93)

Open Plan Lounge Diner  
30'7" x 12'0" (9.32m x 3.66m)

Kitchen  
20'0" max x 11'3" max (6.11 max x 3.45 max)

Bedroom  
12'4" x 13'1" (3.78 x 4.00)

Bedroom  
13'5" x 8'11" (4.09 x 2.73)

Shower Room  
8'4" x 7'2" (2.56 x 2.2)

Garage/ Utility Room  
16'4" x 7'9" (5.00 x 2.38)

Front Garden

Rear Garden

Distant Countryside Views

Off Road Parking

## FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Corner Plot
- Immaculate Condition throughout
- Shower Room
- 30'7" x 12'0" Lounge Diner
- Open Plan Kitchen Breakfast Room
- Garage/ Utility Room
- Renovated for Accessibility
- Sought After Village Location

