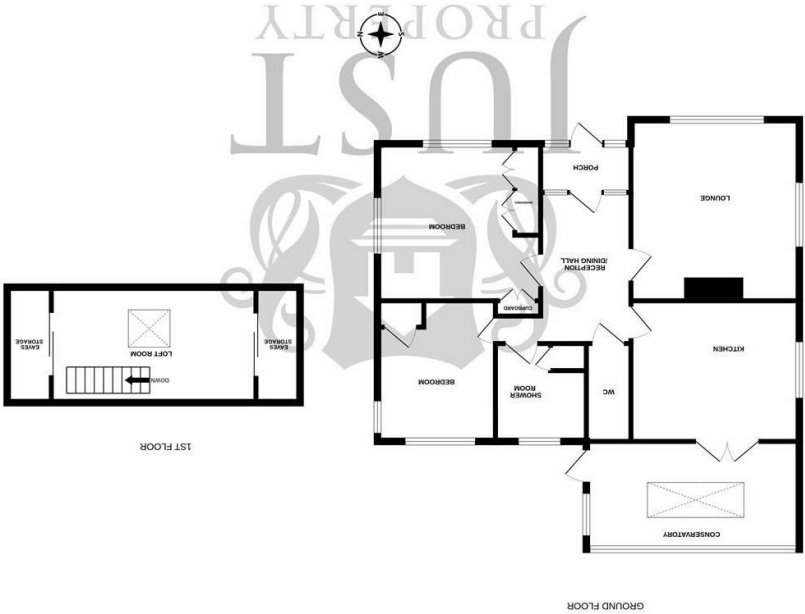




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Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p>	Very energy efficient - lower running costs	Not energy efficient - higher running costs	
	(92 plus)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	
			63
			82
Potential	Current		



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Robins Holt Gorsethorn Way, Fairlight, TN35 4BQ

## FLOORPLANS



2 Bedrooms 2 Receptions 1 Bathrooms 904.18 sq ft



Freehold

£424,950

Robins Holt Gorsethorn Way, Fairlight, TN35 4BQ







2 Bedrooms



2 Receptions



1 Bathrooms



904.18 sq ft

## PROPERTY DETAILS

This charming and immaculately presented two-bedroom detached bungalow is situated in a desirable village location, just a short distance from scenic coastal and countryside walks. The property offers flexible living accommodation, including a welcoming reception/dining hall, an attic room with sea views, a rear conservatory, a driveway for multiple vehicles, and a spacious south-westerly rear garden with patio and lawn areas.

Robins Holt is ideally positioned for those who appreciate outdoor pursuits, being conveniently close to The Cove village pub, local bus routes linking to the historic towns of Rye and Hastings, and the beach at Pett Level. The bungalow features a comfortable living area with a dual-aspect living room, a stylish kitchen with built-in appliances and a central island, and a 16'9 x 8'6 conservatory with a pitched ceiling lantern and full-length windows providing views over the rear garden. Both bedrooms are doubles, with fitted wardrobes in the main bedroom, and there is a family shower room/WC, along with an additional separate WC.

Externally, the property benefits from a front garden with a block-paved driveway, while the rear garden and is perfect for those with a passion for gardening. Additional features include gas central heating, UPVC double glazing, and a viewing is highly recommended to fully appreciate all that this delightful Fairlight bungalow has to offer by the vendors choice of sole agents, Just Property.

W3W Location - ///highly.officer.door

## ROOM DIMENSIONS

Front Door

Porch

Reception Hall  
12'0" x 8'0" (3.66m x 2.44m)

Lounge  
14'4" x 12'9" (4.37m x 3.89m)

Kitchen/ Breakfast Room  
13'3" x 10'11" (4.06m x 3.35m)

Conservatory  
16'9" x 8'5" (5.11m x 2.59m)

Bedroom  
12'11" x 10'5" (3.94m x 3.18m )

Bedroom  
10'11" x 9'3" (3.35m x 2.84m)

Shower Room/W.C  
7'8" x 7'1" (2.36m x 2.18m)

Separate W.C

Attic Room  
16'0" x 8'11" max (4.88m x 2.74m max)

Front Garden

Off Road Parking

Rear Garden

## FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Kitchen Breakfast Room
- Dual Aspect Lounge
- 16'9 x 8'6 Rear Conservatory
- Shower Room & Two W.C's
- South West Facing Rear Gardens
- Sought After Village Location
- Off Road Parking for Multiple Vehicles

