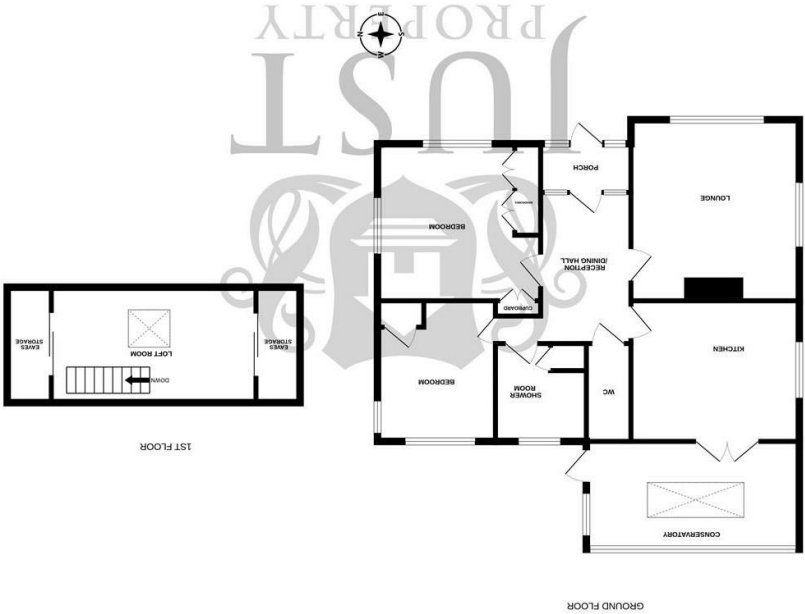




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England & Wales		EU Directive	2002/91/EC
Energy Efficiency Rating	Very energy efficient - lower running costs		
	A	(92 plus)	
	B	(81-91)	
	C	(69-80)	
	D	(55-68)	65
	E	(39-54)	
	F	(21-38)	
	G	(1-20)	
	Not energy efficient - higher running costs		
Potential	Current		



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FLOORPLANS

Robins Holt Gorsethorn Way, Fairlight, TN35 4BQ



2 Bedrooms 2 Receptions 1 Bathrooms 904.18 sq ft

Freehold

£410,000

Robins Holt Gorsethorn Way, Fairlight, TN35 4BQ



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	Separate W.C
Porch	Attic Room 16'0" x 8'11" max (4.88m x 2.74m max)
Reception Hall 12'0" x 8'0" (3.66m x 2.44m)	Front Garden
Lounge 14'4" x 12'9" (4.37m x 3.89m)	Off Road Parking
Kitchen/ Breakfast Room 13'3" x 10'11" (4.06m x 3.35m)	Rear Garden
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)	

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

