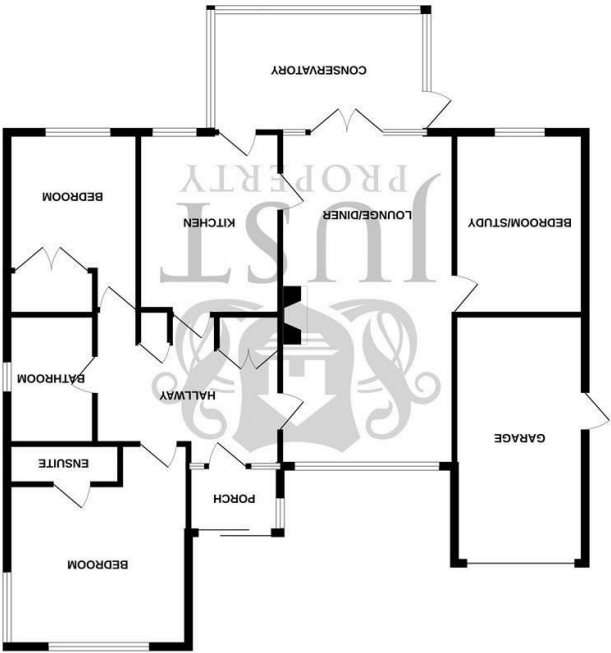


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
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
		57
		75



GROUND FLOOR

## FLOORPLANS

25 Meadow Way, Fairlight, TN35 4BN



www.justproperty.net



3 Bedrooms 1 Receptions 2 Bathrooms 947.22 sq ft

25 Meadow Way, Fairlight, TN35 4BN



Freehold  
£490,000









Freehold

£490,000



## ROOM DIMENSIONS

Entrance Porch	Bathroom/W.C
Entrance Hall	8'3" x 5'10" (2.51 x 1.78)
13'7" x 8'10" (4.14 x 2.69)	Front Garden
Living Room	Off Road Parking
22'0" x 12'0" (6.71 x 3.66)	Garage
Conservatory	Rear Garden
15'0" x 8'2" (4.57 x 2.49)	
Dining Room/Bedroom	
9'8" x 8'10" (2.95 x 2.69)	
Kitchen	
11'11" x 9'11" (3.63 x 3.02)	
Bedroom	
13'10" x 12'6" (4.22 x 3.81)	
En-suite Shower Room	
Bedroom	
11'11" x 9'5" (3.63 x 2.87)	

## PROPERTY DETAILS

An immaculately presented two/three bedroom detached bungalow, situated in a favored location within Fairlight Village close to local countryside & coastal walks with access in to Hastings Country Park as well as being a short walk away from Fairlight Recreation Ground, Bowls Club and local bus services on Waites Lane connecting to the historic towns of Hastings & Rye.

The property is considered to be very well presented throughout with the accommodation to include a spacious entrance hall, a 22'0 x 12'0 dual aspect living room with feature fireplace & double doors opening to the 15'0 x 8'2 double glazed conservatory, a separate dining room which could be used as a third bedroom and a 11'11 x 9'11 contemporary fitted kitchen with built-in appliances. Both the principal bedrooms are doubles with built-in wardrobes with the master bedroom having an En-Suite shower room and enjoying views over Fairlight towards the countryside and there is a family bathroom/w.c.

Outside, there is block paved driveway providing off road parking for up to three vehicles and leads to a garage. A particular feature are the established level gardens which extend to three sides being mainly laid to lawn with flower & shrub beds, a patio area and the gardens enjoy a southerly aspect. Further benefits include gas fired central heating and double glazing. Viewing is strictly by appointment with sole agents, Just Property.

## FEATURES

- Detached Bungalow
- Two/ Three Bedrooms
- Immaculately Presented
- Two Reception Rooms
- 15ft Rear Conservatory
- 11'11 Fitted Kitchen
- Garage & Off Road Parking
- Level Gardens to 3 Sides
- Enjoys a Southerly Aspect
- Viewing Recommended



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.