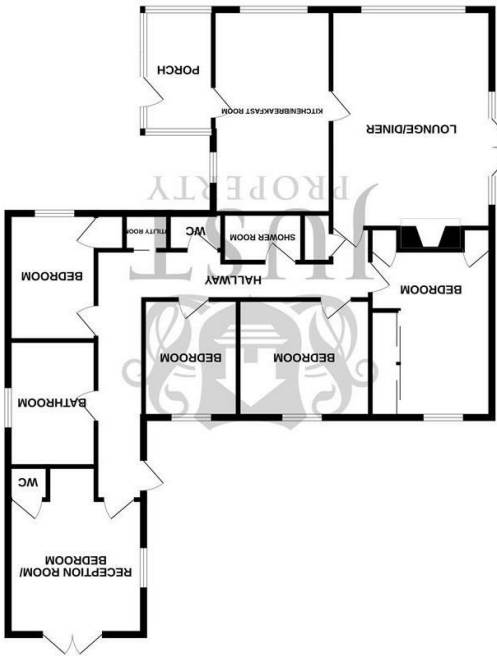


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	67	80
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		

Energy Rating: This house has been rated to ensure the accuracy of the Energy Efficiency Rating. Measurements of energy efficiency have been taken using a standardised method. The Energy Efficiency Rating is based on the energy efficiency of the house and not on the quality of the construction. The Energy Efficiency Rating is based on the energy efficiency of the house and not on the quality of the construction. The Energy Efficiency Rating is based on the energy efficiency of the house and not on the quality of the construction.



GROUND FLOOR



www.justproperty.net

35 Lower Waites Lane, Fairlight, TN35 4DB

FLOORPLANS



4 Bedrooms | 2 Receptions | 2 Bathrooms | 1302.43 sq ft

35 Lower Waites Lane, Fairlight, TN35 4DB



Freehold

£535,000





Freehold

£535,000



4 Bedrooms



2 Receptions



2 Bathrooms



1302.43 sq ft

PROPERTY DETAILS

Just Property are excited to bring to the market a hugely impressive four/ five bedroom detached bungalow situated on a wonderful plot on this highly sought after lane in Fairlight.

Within easy reach of numerous stunning countryside and coastal walks this fabulous property also boasts an entrance porch, kitchen breakfast room, spacious 19'9" x 13'3" Lounge/dining room, bathroom, shower room, two further separate w/c, utility room, four bedrooms and a further reception room which could also be a fifth bedroom.

A particular feature of this property is the extension which can accommodate a large family or be easily adapted to suit a variety of options such as, converting it into an annex for a relative or even an Airbnb to create a form of income. This is a uniquely versatile property within the area.

To the outside there is a substantial front garden and off road parking for several vehicles. To the rear of the property there is a landscaped garden with a raised area laid to lawn, two sheds and a large secluded and private patio area

From this peaceful and tucked away position you have easy access to the village hall, village pub and the local amenities and extensive shopping facilities of Hastings are also only a short car journey away. The property additionally benefits from a new gas boiler with radiators, double glazing and the additional benefit of having an open fire in the sitting room. Viewing is highly recommended by the vendors choice of Sole Agents Just Property.

W3W Location - ///allergy.label.bins

ROOM DIMENSIONS

Double Glazed Porch

Front Door

Kitchen Breakfast Room
17'0" x 9'10" (5.2 x 3)

Lounge / Diner
19'9" x 13'3" (6.02m x 4.04m)

Inner Hallway

Bedroom
14'1" x 9'6" (4.3 x 2.9)

Bedroom
10'0" x 10'9" (3.05 x 3.3)

Bedroom
9'10" x 8'2" (3.01 x 2.5)

Shower Room with W/C

Utility Room

Bedroom

9'2" x 7'10" (2.8 x 2.4)

Bathroom

Reception Room / Bedroom
12'9" x 11'1" (3.9 x 3.39)

Large Front Gardens

Landscaped Rear Gardens

Off Road Parking for Several Vehicles

Two Separate W/Cs

FEATURES

- Detached Bungalow
- 4/5 Bedrooms
- Kitchen Breakfast Room
- Lounge Diner + Second Reception Room
- Extended to a High Level of Finish
- Two Bathrooms + Two Further Separate WCs
- Off Road Parking for Several Vehicles
- Potential Annex/ Income
- Sought-after Village Location
- Double Glazing and Newly Fitted Gas Fired Boiler



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.