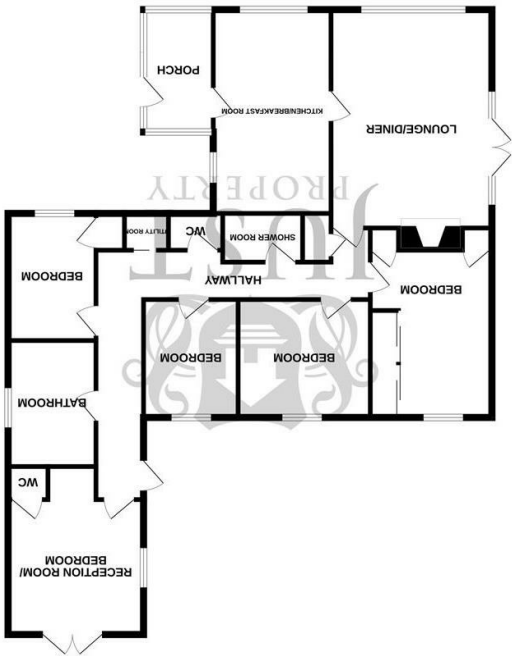


55 Waites Lane, Fairlight, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



These plans have been made to show the general layout of the property and are not intended to be used as a contract. The plans are not intended to be used as a contract. The plans are not intended to be used as a contract. The plans are not intended to be used as a contract.



GROUND FLOOR

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



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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  
£500,000







Freehold

£500,000



 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 the 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 a 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           | Bedroom                               |
| Front Door                    | 9'2" x 7'10" (2.8 x 2.4)              |
| Kitchen Breakfast Room        | Bathroom                              |
| 17'0" x 9'10" (5.2 x 3)       | Reception Room / Bedroom              |
| Lounge / Diner                | 12'9" x 11'1" (3.9 x 3.39)            |
| 19'9" x 13'3" (6.02m x 4.04m) | Large Front Gardens                   |
| Inner Hallway                 | Landscaped Rear Gardens               |
| Bedroom                       | Off Road Parking for Several Vehicles |
| 14'1" x 9'6" (4.3 x 2.9)      | Two Separate W/Cs                     |
| 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                  |                                       |

## 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.