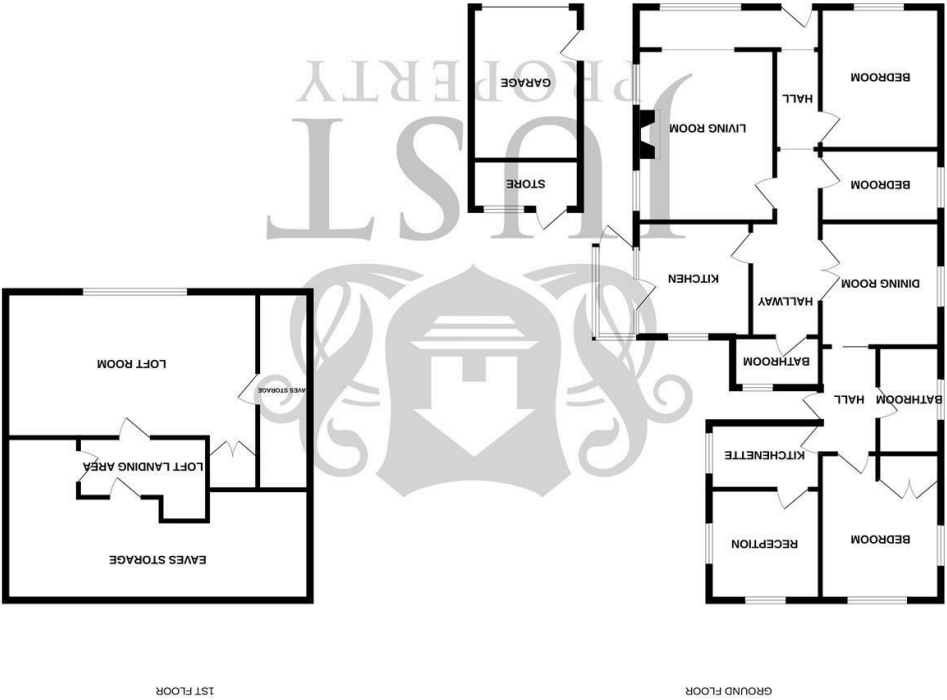




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
51		
72		



While every attempt has been made to ensure the accuracy of the diagrams contained herein, measurements of actual dimensions, contents and any other items are approximate and should be used as such by way of indication only. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The accuracy of the diagrams cannot be guaranteed.



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Overdale Fyrsway, Fairlight, TN35 4BG

FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms 1400.00 sq ft



Overdale Fyrsway, Fairlight, TN35 4BG

Freehold

£450,000







Freehold

£450,000



PROPERTY DETAILS

Located in the charming village of Fairlight near Hastings, Overdale is a well-presented detached bungalow offering exceptional flexibility and potential for dual-family living or home-and-income use. The property is situated close to countryside and coastal walking routes, with easy bus connections to the historic towns of Hastings and Rye.

The main residence features a bright dual-aspect living room with a character fireplace, a separate dining room, and a spacious kitchen/breakfast room. There are three well-sized bedrooms, a modern bathroom with an over-bath shower, and a loft room accessed via a hatch that could be adapted for additional storage or hobby use.

A standout feature is the annexe, complete with its own lounge, kitchenette, large dual-aspect bedroom, and bathroom—perfect for multi-generational living or guest accommodation.

Externally, the home enjoys a private driveway, a garage with side access, and a generous rear garden extending to approximately 75ft. The garden is a mix of patio and lawn, ideal for relaxing or entertaining.

This is a rare opportunity to secure a versatile bungalow in a peaceful yet connected village location. Early viewing is highly recommended.

ROOM DIMENSIONS

Front Door	Hallway
Entrance Hall	8'0" x 2'11" (2.46m x 0.91m)
22'11" x 4'11" (7.01m x 1.52m)	Kitchen
Living Room	11'3" x 7'10" (3.43m x 2.39m)
13'10" x 12'0" (4.22m x 3.66m)	Lounge
Kitchen/Breakfast Room	10'2" x 10'0" (3.10m x 3.05m)
11'10" x 9'10" (3.61m x 3.00m)	Bedroom
Side Porch/Utility	14'6" x 9'10" (4.42m x 3.00m)
Dining Room	Bathroom/W.C
11'10" x 8'9" (3.61m x 2.69m)	8'7" x 4'11" (2.64m x 1.52m)
Bedroom	Loft Room
10'11" x 9'10" (3.33m x 3.02m)	14'11" x 14'0" max (4.57m x 4.27m max)
Bedroom/Study	Front Garden
9'10" x 6'9" (3.02m x 2.06m)	Rear Garden
Family Bathroom/W.C	Driveway
8'0" x 5'6" (2.44m x 1.68m)	Garage
From Dining Room	
Annexe	

FEATURES

- Detached Bungalow
- Sought After Village Locaiton
- Potential Annexe
- Three Bedrooms
- Two Receptions Rooms
- Loft Room with Potential for Conversion (subject to relevant consents)
- Off Road Parking & Garage
- Lawned Gardens
- Two Bathrooms
- Potential Income from the Annexe



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.