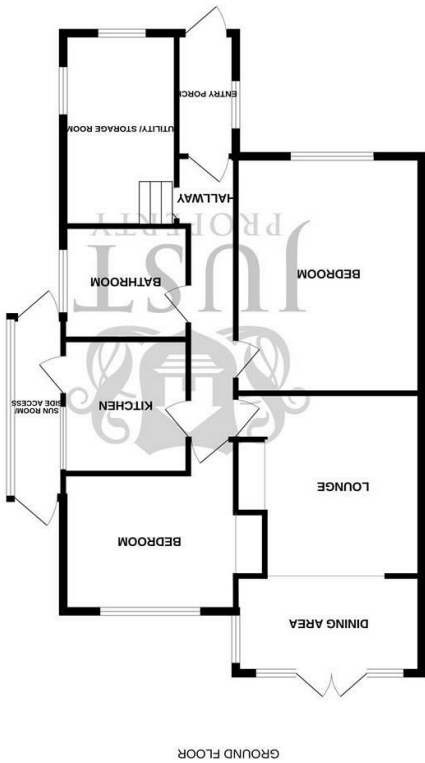




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	69	85
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

This energy rating has been made to ensure the accuracy of the Energy Performance Certificate. It is based on the information provided in the Energy Performance Certificate. It is not a guarantee of the energy performance of the property. The energy performance of the property may vary depending on the use of the property and the condition of the property. The energy performance of the property may also vary depending on the weather and the time of year. The energy performance of the property may also vary depending on the type of heating system used. The energy performance of the property may also vary depending on the type of insulation used. The energy performance of the property may also vary depending on the type of windows used. The energy performance of the property may also vary depending on the type of doors used. The energy performance of the property may also vary depending on the type of roof used. The energy performance of the property may also vary depending on the type of walls used. The energy performance of the property may also vary depending on the type of floors used. The energy performance of the property may also vary depending on the type of furniture used. The energy performance of the property may also vary depending on the type of appliances used. The energy performance of the property may also vary depending on the type of lighting used. The energy performance of the property may also vary depending on the type of ventilation used. The energy performance of the property may also vary depending on the type of air conditioning used. The energy performance of the property may also vary depending on the type of heating system used. The energy performance of the property may also vary depending on the type of insulation used. The energy performance of the property may also vary depending on the type of windows used. The energy performance of the property may also vary depending on the type of doors used. The energy performance of the property may also vary depending on the type of roof used. The energy performance of the property may also vary depending on the type of walls used. The energy performance of the property may also vary depending on the type of floors used. The energy performance of the property may also vary depending on the type of furniture used. The energy performance of the property may also vary depending on the type of appliances used. The energy performance of the property may also vary depending on the type of lighting used. The energy performance of the property may also vary depending on the type of ventilation used. The energy performance of the property may also vary depending on the type of air conditioning used.



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20 Lower Waites Lane, Fairlight, TN35 4DB

FLOORPLANS



2 Bedrooms 1 Receptions 1 Bathrooms 914.93 sq ft

20 Lower Waites Lane, Fairlight, TN35 4DB

Freehold
£350,000





2 Bedrooms



1 Receptions



1 Bathrooms



914.93 sq ft

PROPERTY DETAILS

*** OFFERS OVER £350,000 ***

Located in the sought-after village of Fairlight, Hastings, this charming semi-detached bungalow on Lower Waites Lane offers a superb combination of comfort, space, and practicality. Featuring two generously sized double bedrooms, this extended home is perfect for those seeking a peaceful retreat or a welcoming family residence.

Inside, the property boasts two double bedrooms, two reception rooms, including an open-plan living and dining area that creates a bright and sociable environment for both everyday living and entertaining. A newly fitted kitchen enhances the modern feel of the home, while the well-designed bathroom caters to all your needs.

A standout feature of this bungalow is its generous rear garden—ideal for outdoor relaxation, gardening, or spending quality time with family and friends. The property also benefits from ample off-road parking, adding to its convenience.

Situated in the heart of Fairlight village, this home offers a wonderful sense of community while remaining within easy reach of local amenities and the stunning nearby coastline. Whether you're looking to downsize, invest, or purchase your first home, this attractive bungalow offers a rare opportunity in a desirable location.

ROOM DIMENSIONS

Front door

Entry Porch

4'5" x 9'8" (1.35m x 2.97m)

Hallway

4'1" x 20'6" (1.27m x 6.27m)

Kitchen

9'3" x 8'7" (2.82m x 2.64m)

Living Room

12'2" x 12'9" (3.71m x 3.91m)

Dining Area

12'9" x 8'0" (3.89m x 2.44m)

Bedroom

12'11" x 16'4" (3.94m x 4.98m)

Bedroom

12'9" x 9'4" (3.89m x 2.87m)

Sun Room/ Side access

3'2" x 11'1" (0.97m x 3.40m)

Bath/Shower Room

9'3" x 8'5" (2.84m x 2.57m)

Utility/ Store Room

7'10" x 15'5" (2.39m x 4.70m)

Front Decked Area & Gardens

Off Road Parking

Tiered Rear Garden

FEATURES

- Semi Detached Bungalow
- Two Double Bedrooms
- Newly Fitted Kitchen
- Open Plan Living/Dining Room
- Generous Rear Garden
- Fairlight Village Location
- Off Road Parking
- Utility/ Store Room

