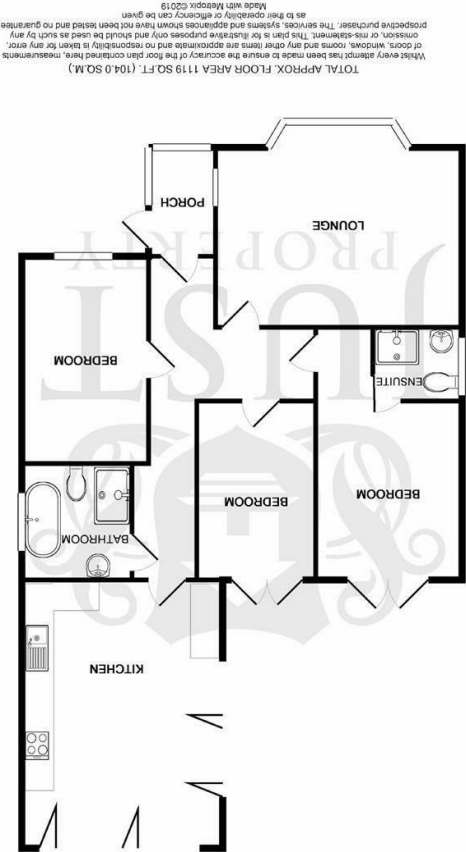




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
<p>A horizontal bar chart showing the energy efficiency rating scale from A to G. The scale is represented by colored bars of decreasing length from A to G. A yellow arrow points to the number 68, and a green box contains the number 83.</p>	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		



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Hedgerows Shepherds Way, Fairlight, TN35 4BD

FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 1087.15 sq ft

Hedgerows Shepherds Way, Fairlight, TN35 4BD

Freehold

£525,000





ROOM DIMENSIONS

Entrance Porch
6'9" x 4'7" (2.08 x 1.40)

Entrance Hall

Living Room
16'11" x 12'4" (5.18 x 3.78)

Kitchen/Diner
18'6" x 13'8" (5.66 x 4.19)

Bedroom
17'7" x 9'10" (5.38 x 3.02)

En-suite Shower Room
6'0" x 4'11" (1.83 x 1.52)

Bedroom
14'4" x 8'9" (4.37 x 2.67)

Bedroom
12'2" x 8'0" (3.73 x 2.46)

Bath/Shower Room
8'5" x 7'6" (2.57 x 2.31)

Front Garden

Off Road Parking

Rear Garden

Summer House
13'5" x 6'11" (4.11 x 2.13)

PROPERTY DETAILS

Sold Prior To Press

An outstanding and beautifully presented three bedroom, two reception room detached bungalow, situated in a favoured location within Fairlight village with immediate coastal & countryside walks as well as access into Hastings Country Park at the end of Channel Way and local bus services from Shepherds Way connecting to the historic towns of Hastings & Rye.

The property has been extended and completely refurbished in the last couple of years by the present owners and provides contemporary and comfortable living accommodation to include a 17'0 x 12'5 living room with feature fireplace & wood burner and a particular feature is the 18'7 x 13'9 dual aspect kitchen/diner with built-in appliances, central island, a lantern roof and bi-fold doors to the side & rear opening on to the extensive side patio & level rear garden. There is also an en-suite shower room to the master bedroom, double glazed French doors from the master bedroom & bedroom three leading on to the rear patio and there are built-in wardrobes to bedroom two as well as a modern family bathroom with a separate shower cubicle.

Outside, there is a lawned front garden with a driveway to the side providing off road parking for 3 vehicles and the rear garden includes an enclosed paved patio area which extends to the side & rear elevations with the level garden being mainly laid to lawn with a rear decked area and a summer house. Further benefits include gas fired central heating, underfloor heating and double glazing. Viewing is considered essential to appreciate this magnificent bungalow in such a sought after location.

FEATURES

- Extended Detached Bungalow
- Beautifully Presented
- Three Bedrooms
- 17'0 x 12'5 Living Room
- 18'7 Kitchen/Diner
- En-suite & Bathroom
- Extensive Patio Area
- Level Rear Garden
- Off Road Parking

