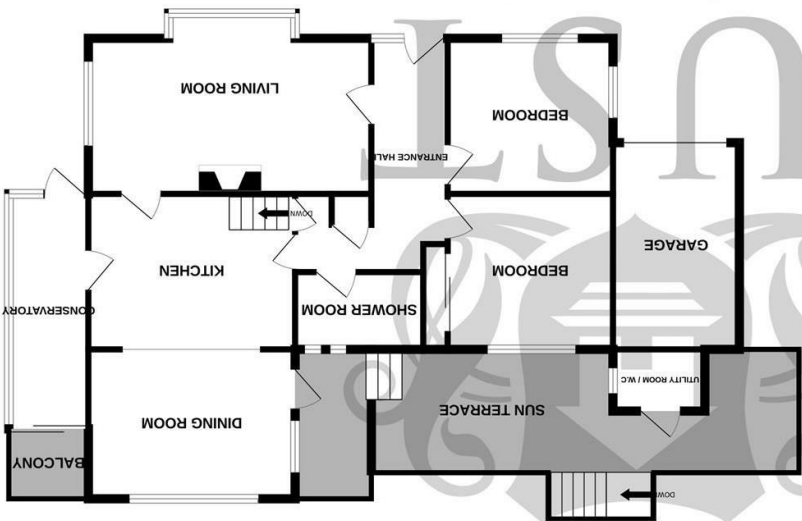
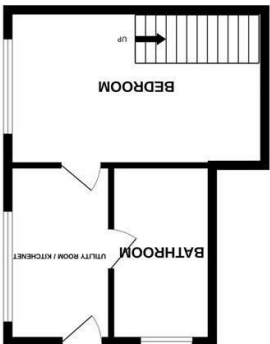




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		Current
		Potential
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
		68
		79



GROUND FLOOR



GARDEN LEVEL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metropix 5/2023.



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Littledene Shepherds Way, Fairlight, TN35 4BB

FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms 1367.02 sq ft

Littledene Shepherds Way, Fairlight, TN35 4BB

Freehold

£535,000







Freehold

£535,000



 3 Bedrooms

 2 Receptions

 2 Bathrooms

 1367.02 sq ft

PROPERTY DETAILS

An attractive and deceptively spacious three-bedroom detached home, set on a generous plot with beautifully maintained gardens and the added bonus of self-contained guest accommodation at garden level. Ideally positioned within easy reach of countryside and coastal walks, the village pub, and convenient bus links to the historic towns of Rye and Hastings.

This versatile property is arranged over two floors and features a bright and spacious 20'3 x 12'2 bay-fronted lounge with a feature fireplace and wood-burning stove, a separate dining room, and a well-equipped kitchen with integrated appliances. A 16'11 x 6'10 conservatory opens out to a balcony that enjoys views over the rear garden. All three bedrooms are generously sized doubles, with built-in wardrobes in the main bedroom. The home also offers a shower room/WC on the main floor and a full bathroom with shower facilities at the garden level.

The front of the property is laid to lawn and bordered with hedging, featuring a 60ft driveway offering ample off-street parking, a garage, and gated access to both sides of the house. To the rear, the landscaped garden is a standout feature, raised sun terrace directly accessed from the dining room, with steps leading to an expansive lawn surrounded by mature planting, flowerbeds, trees, and fencing. There's a central patio area, two timber sheds, and a lovely southerly aspect, ideal for garden enthusiasts.

Additional highlights include gas central heating, UPVC double glazing throughout, and a high degree of flexibility in the living space. Viewings are highly recommended and available strictly by appointment through the sole agent Just Property.

ROOM DIMENSIONS

Front Door	Shower Room
Entrance Hall	9'8" x 5'4" (2.97 x 1.65)
15'1" x 5'2" (4.62 x 1.60)	Garden Level
Living room	Bedroom
20'2" x 12'2" (6.17 x 3.71)	14'9" x 10'5" (4.52 x 3.18)
Kitchen	Utility/ Kitchenette
13'5" x 11'3" (4.11 x 3.45)	11'3" x 6'2" (3.43 x 1.88)
Dinning Room	Front & Rear Garden
12'7" x 11'1" (3.84 x 3.40)	Garage
Conservatory	15'3" x 8'7" (4.65 x 2.62)
18'4" x 6'9" (5.6 x 2.08)	Sun Terrace
Balcony	Outside Utility/ W.C
Bedroom	7'1" x 5'1" (2.16 x 1.55)
13'3" x 11'5" (4.06 x 3.48)	
Bedroom	
12'0" x 10'11" (3.66 x 3.35)	

FEATURES

- Detached Split Level Bugalow
- Three Bedrooms
- Immaculately Presented
- Conservatory & Balcony
- Sought After Village Location
- Off Road Parking & Garage
- Kitchen Diner
- Two Reception Rooms
- Substantial Plot
- Southerly Aspect



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.