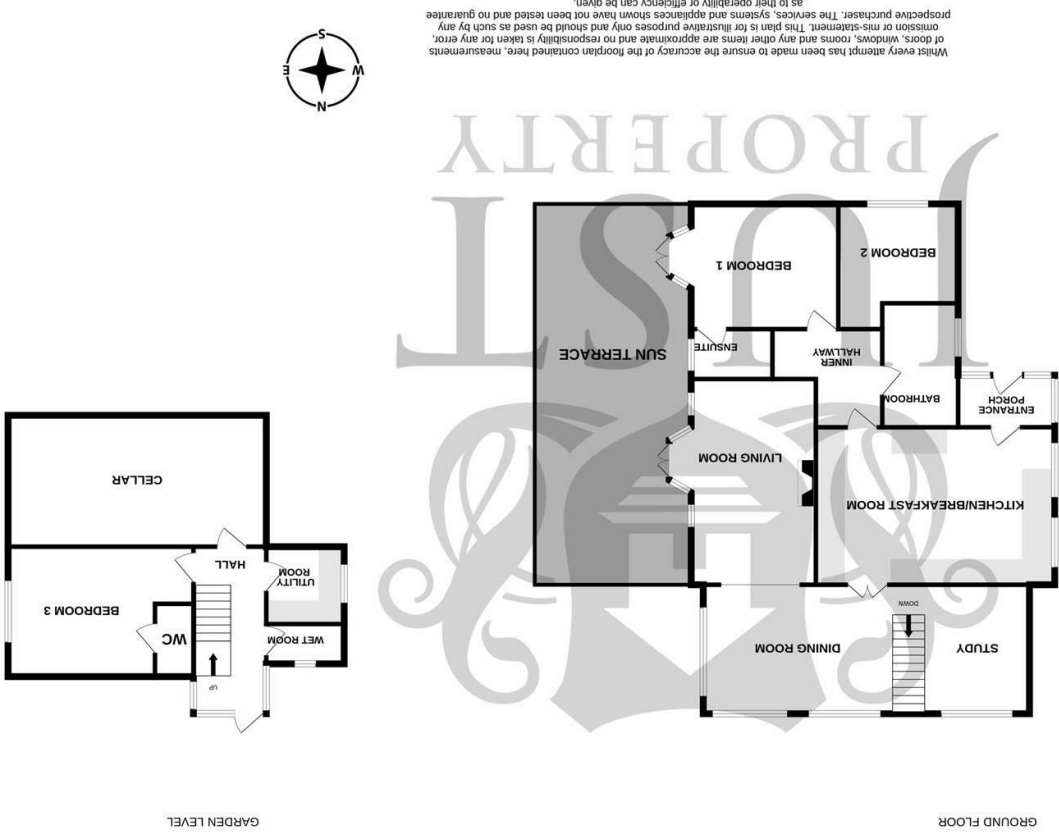




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Potential		
98	94	



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 for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hysted Fairlight Road, Hastings, TN35 4AA

FLOORPLANS



3 Bedrooms 2 Receptions 3 Bathrooms 1603.82 sq ft

Hysted Fairlight Road, Hastings, TN35 4AA



£850,000





Freehold

£850,000



3 Bedrooms



2 Receptions



3 Bathrooms



1603.82 sq ft

PROPERTY DETAILS

*** OFFERS IN EXCESS OF £850,000 ***

A stunning detached three-bedroom chalet bungalow with exceptional views and generous grounds. Set in an elevated position on Fairlight Road, opposite Hastings Country Park, this beautifully presented detached chalet bungalow combines space, comfort, and outstanding natural surroundings. The property enjoys panoramic countryside and coastal views and sits within approximately 3.75 acres, including landscaped gardens, a paddock, garaging, and car ports.

Approached via a sweeping driveway with a five-bar gate leading to a generous parking area, the accommodation is arranged to balance relaxation and practicality. The bay-fronted living room with open fireplace opens onto a 35ft decked sun terrace, perfect for entertaining or enjoying the scenery. The kitchen/breakfast room is ideal for family gatherings, while the dual-aspect dining room and study provide versatile spaces.

The main bedroom benefits from an en-suite shower room and terrace access. A second double bedroom and a family bathroom with separate shower complete the main floor. On the lower garden level, there is a third/guest bedroom with an en-suite W.C., wet room, utility room, and access to a substantial cellar.

The wraparound gardens feature lawns, mature trees, patios, and a covered pergola. Beyond lies a paddock of about 1.75 acres, ideal for grazing, equestrian use, or potential income.

Additional benefits include gas-fired central heating, double glazing, and solar panels with battery storage. Its location at the top of Hastings Country Park places it close to coastal walks, Pett Level beach, and local amenities.

This individual home offers generous living space, extensive grounds, and some of the most impressive views in the area.

Disclaimer: Land and plot sizes are approximate; buyers should verify measurements independently.

W3W - ///ruins.immune.quite



ROOM DIMENSIONS

Front Door	Bath/Shower Room
Entrance Porch	10'7" x 6'5" (3.25 x 1.96)
8'2" x 4'5" (2.51 x 1.37)	Raised Sun Deck/ Terrace
Kitchen/ Breakfast Room	Stairs to Garden Level
20'2" x 14'11" (6.17 x 4.55)	Hallway
Living Room	Bedroom
17'10" x 10'7" (5.44 x 3.25)	12'4" x 10'11" (3.76 x 3.35)
Dining Room	En-Suite W.C
29'7" x 10'11" (9.04 x 3.33)	Utility Room
Study	6'9" x 6'7" (2.06 x 2.01)
Bedroom	Shower Room
12'7" x 10'9" (3.86 x 3.28)	6'7" x 3'1" (2.01 x 0.94)
En-Suite	Garage & Double Car Port
6'3" x 4'0" (1.91 x 1.22)	Large Rear Gardens
Bedroom	Paddock Approx. 1.75 Acres
11'8" x 9'10" (3.58 x 3.00)	

FEATURES

- Detached three-bedroom chalet bungalow
- Elevated position opposite Hastings Country Park
- Panoramic countryside and coastal views
- Plot of approx. 3.75 acres with paddock
- Bay-fronted living room with fireplace
- 35ft decked sun terrace
- Kitchen/breakfast room and dining area
- Main bedroom with en-suite and terrace access
- Wraparound gardens with patios and pergola
- Gas central heating, double glazing, solar panels



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.