

## GROUND FLOOR



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# FLLOORPLANS

Edbuton Shepheard's Way, Fairlight, TN3 4BD

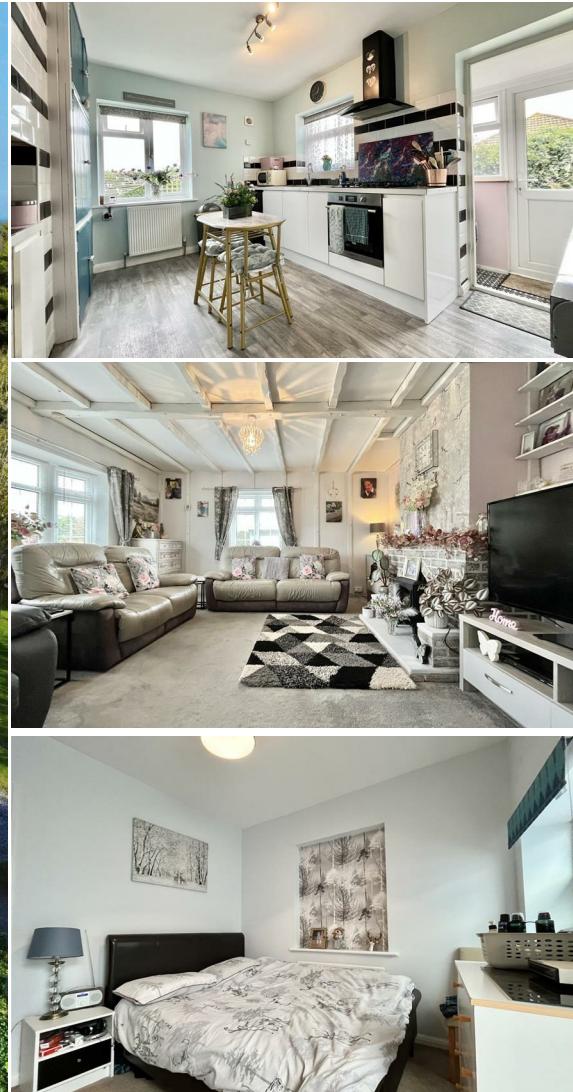


 4 Bedrooms  null Receptions  2 Bathrooms  1327.69 sq ft

## Freehold

£560,000

Edburton Shepherds Way, Fairlight, TN35 4BD





£560,000



4 Bedrooms

null Receptions

2 Bathrooms

1327.69 sq ft

## PROPERTY DETAILS

### \*\*\* Annex \*\*\*

Situated in the charming village of Fairlight, Hastings, this delightful detached bungalow on Shepherds Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,328 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal home for families or those seeking ample living space.

Set on a generous corner plot, this bungalow benefits from parking for up to three vehicles. The property is equipped with double glazing and gas central heating, providing warmth and energy efficiency throughout the year. Additionally, a partial rewire has been completed, enhancing the overall safety and functionality of the home.

One of the standout features of this property is the annex, which comes with its own private entrance and a lovely conservatory. This versatile space can serve as a source of potential income or as a comfortable area for extended family members, offering both privacy and convenience.

Living in Fairlight means enjoying the tranquility of village life while being just a short distance from the vibrant town of Hastings, with its array of shops, restaurants, and beautiful coastline. This bungalow presents a unique opportunity to embrace a peaceful lifestyle in a picturesque setting. Whether you are looking for a family home or a property with rental potential, this bungalow is sure to impress. Don't miss the chance to make this wonderful property your own.

## ROOM DIMENSIONS

Front Door	Bedroom
Sun Room	9'10" x 9'6" (3.01 x 2.92)
23'3" x 3'8" (7.11 x 1.13)	
Reception Hall	Lean-To
14'4" x 8'10" (4.37 x 2.70)	22'10" x 3'8" (6.96 x 1.13)
Lounge	Private access to Annex
15'1" x 14'10" (4.60m x 4.52m)	Open Plan Kitchen/ Living Room
Kitchen	20'7" x 8'2" (6.29 x 2.49)
12'11" x 9'10" (3.94 x 3.01)	Conservatory
Utility Room	12'10" x 6'2" (3.93 x 1.88)
Bedroom	Bedroom
9'10" x 7'6" (3.01 x 2.30)	13'6" x 9'0" (4.14 x 2.75)
Bathroom	Shower Room
9'0" x 6'5" (2.76 x 1.98)	7'0" x 4'1" (2.15 x 1.26)
Bedroom	Front and Rear Gardens
13'11" x 10'11" (4.25 x 3.35)	Off Road Parking

## FEATURES

- Detached Bungalow
- Private Annex
- Four Bedrooms
- 15'1" x 14'10" Lounge
- Reception Hall
- Well Presented Throughout
- Recently Rendered
- Corner Plot
- Village Location

