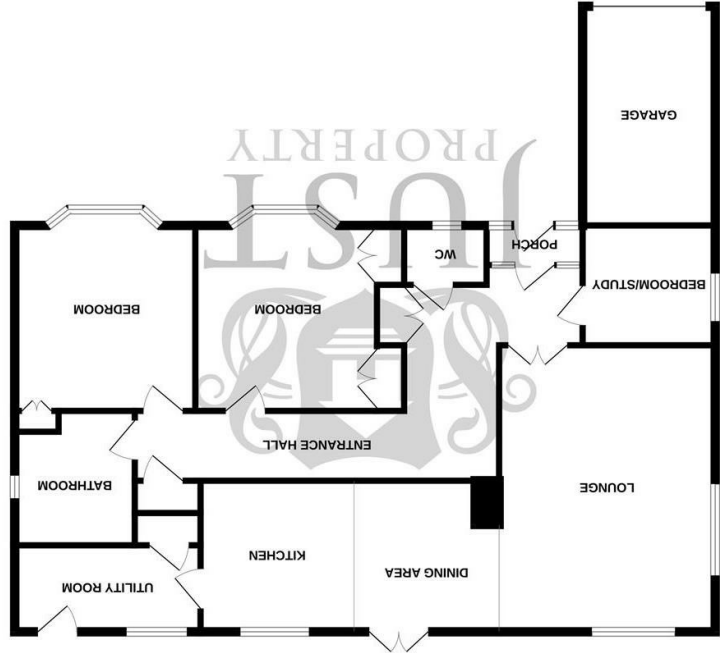


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
58	77



GROUND FLOOR



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4DD
Fig Tree Cottage 53 Lower Waites Lane, Fairlight, TN35

FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 1119.45 sq ft

Freehold

£500,000

Fig Tree Cottage 53 Lower Waites Lane, Fairlight, TN35 4DD





3 Bedrooms 2 Receptions 1 Bathrooms 1119.45 sq ft

PROPERTY DETAILS

*** Offers Over £500,000 ***

An opportunity arises to secure this well presented large, three bedroom detached bungalow, situated within the sought after village of Fairlight. The property is nicely situated within walking distance of local countryside & coastal walks as well as local bus services on Waites Lane connecting to the historic towns of Hastings & Rye as well as the beach in Pett Level.

The property provides accommodation to include a large open plan lounge diner with a feature log burner, utility room, and a modern fitted kitchen with integrated dish washer, eye level oven and free standing American style fridge freezer. In addition, there are three bedrooms, two of which are double bedrooms and a modern fitted bathroom.

Outside, to the front of the property there is a large area of lawned garden with flower beds and shrubs, a driveway to the side providing off road parking which leads to a garage. The rear garden is a particular feature being mainly laid to lawn with flower & shrub borders, an area of decking with a shed and a hot tub with pergola over head. Further benefits include oil fired central heating, double glazing and garage.

Viewing strictly by appointment with sole agents, Just Property.

W3W - ///political.shadow.uppermost



ROOM DIMENSIONS

Front Door	Bedroom / Study 8'2" x 7'6" (2.5 x 2.3)
Porch	Bathroom 8'10" x 8'6" (2.7 x 2.6)
Entrance Hall	Front & Rear Garden
Lounge 18'0" x 13'5" (5.5 x 4.1)	Off Road Parking
Dining Area 10'5" x 8'2" (3.2 x 2.5)	Garage 15'8" x 8'2" (4.8 x 2.5)
Kitchen 10'7" x 10'7" (3.25 x 3.25)	
Utility Room 11'5" x 5'4" (3.5 x 1.64)	
Bedroom 12'1" x 12'1" (3.7 x 3.7)	
Bedroom 12'1" x 11'5" (3.7 x 3.5)	

FEATURES

- *** CHAIN FREE ***
- Detached Bungalow
- Three Bedrooms
- Open Plan Layout
- Lounge / Diner
- Front and Rear Garden
- Garage
- Utility Room
- Sought After Village Location
- Oil Central Heating & Double Glazing

