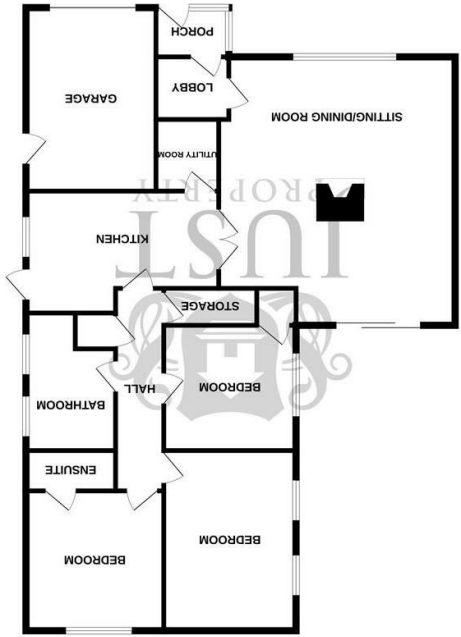


England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating	Very energy efficient - lower running costs	A	(92 plus)
		B	(81-91)
		C	(69-80)
		D	(55-68)
		E	(39-54)
		F	(21-38)
		G	(1-20)
	Not energy efficient - higher running costs		
Current	61	Potential	70

These floor plans have been prepared to assist the buyer in understanding the layout of the property. They are not intended to be used as a contract or a warranty. The buyer should verify the accuracy of the information provided and should consult a professional surveyor if necessary. The seller does not warrant the accuracy of the information provided and does not accept any liability for any errors or omissions. The seller does not warrant the accuracy of the information provided and does not accept any liability for any errors or omissions.



GROUND FLOOR



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# FLOORPLANS

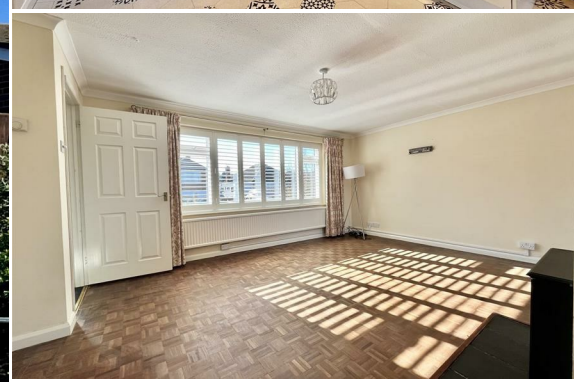


3 Bedrooms | 1 Reception | 2 Bathrooms | 1022.57 sq ft

Freehold

# £400,000

2 Smugglers Way, Fairlight, TN35 4DG





3 Bedrooms 1 Receptions 2 Bathrooms 1022.57 sq ft

## PROPERTY DETAILS

A beautifully presented and deceptively spacious three-bedroom detached bungalow, occupying a generous corner plot within the highly sought-after village of Fairlight. Ideally located for access to stunning countryside and coastal walks, including Hastings Country Park via Channel Way, the property also benefits from convenient bus links along Shepherds Way connecting to the historic towns of Hastings and Rye.

This immaculate home offers well-proportioned and versatile accommodation throughout, centred around an impressive dual-aspect living/dining room measuring 22'8" x 16'11". This bright and inviting space features a striking central chimney breast with a real flame gas fireplace and direct access onto a decked seating area, creating an ideal setting for both relaxing and entertaining.

The fitted kitchen, measuring 14'11" x 8'4", is well-equipped with integrated appliances and is complemented by a separate utility room for added practicality. The accommodation further comprises two generous double bedrooms, with fitted wardrobes to the principal bedroom and an en-suite shower room to bedroom two, along with a third bedroom/study also benefiting from fitted storage. A stylish family bathroom completes the interior, fitted with a contemporary P-shaped bath and shower.

Externally, the property continues to impress. To the front, there is an open-plan lawned garden and a block paved driveway providing off-road parking, leading to an integral garage with electric roller door and personal side access. The beautifully maintained gardens wrap around the bungalow, offering a high degree of privacy and seclusion. These include a decked area adjoining the living space, a south-facing patio with an attractive koi pond, and further areas of lawn and well-stocked flower beds.

Further benefits include gas-fired central heating, double glazing, and attractive parquet flooring. The property is offered in excellent condition throughout.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	10'7" x 9'10" (3.25m x 3.00m )
Entrance Lobby	En-Suite Shower Room/W.C
6'5" x 4'7" (1.96m x 1.42m )	6'7" x 3'2" (2.01m x 0.99m )
Living Room/Diner	Bedroom
22'8" x 16'11" (6.91m x 5.16m )	10'4" x 6'7" (3.15m x 2.01m )
Kitchen/Breakfast Room	Family Bathroom/W.C
14'11" x 9'3" (4.55m x 2.84m )	9'8" x 6'7" (2.95m x 2.01m )
Utility	Front Garden
6'5" x 4'11" (1.96m x 1.52m )	Driveway
Inner Hall	Garage
Walk-in Wardrobe/Storage Cupboard	15'3" x 9'6" (4.67m x 2.92m)
7'8" x 2'11" (2.36m x 0.91m )	Side & Rear Gardens
Bedroom	
13'10" x 10'5" (4.24m x 3.18m )	

## FEATURES

- Three Bedroom Detached Bungalow
- Favoured Fairlight Village Location
- Fitted Kitchen & Separate Utility Room
- To Be Sold CHAIN FREE
- Occupying a Corner Plot Position
- 22'8 x 16'11 Living Room/Diner
- Gardens Extending to Three Sides
- Bathroom/W.C. & En-Suite Shower
- Driveway & Integral Garage
- Parquet Flooring & Feature Fireplace

