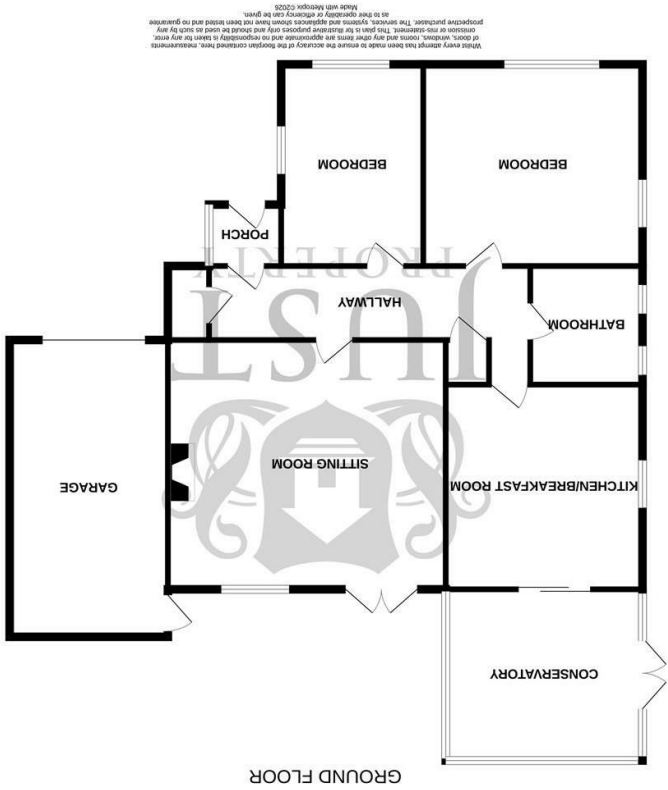




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	83	57
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



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2 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

33 Smugglers Way, Fairlight, TN35 4DG

FLOORPLANS

33 Smugglers Way, Fairlight, TN35 4DG



Freehold

£369,950







Freehold

£369,950



 2 Bedrooms

 1 Receptions

 1 Bathrooms

 764.24 sq ft

PROPERTY DETAILS

Situated within a quiet residential cul-de-sac in the highly sought-after village of Fairlight, this beautifully presented two-bedroom detached bungalow enjoys a prime position close to stunning countryside and coastal walks, including Hastings Country Park. The property is also conveniently located for local bus services along Shepherds Way and Waites Lane, offering connections to the historic towns of Hastings, Bexhill, and Rye.

A bright and spacious sitting room features an attractive fireplace and French doors opening onto the rear garden, creating an inviting living space. The fitted kitchen/breakfast room is well equipped with integrated appliances and leads through to a double-glazed conservatory, providing additional reception space overlooking the garden.

There are two generous double bedrooms, with the principal bedroom benefiting from a dual aspect, alongside a modern re-fitted bathroom with a separate shower cubicle.

Externally, the property boasts a well-maintained rear garden, ideal for enjoying its south-westerly aspect. To the front, a block-paved driveway provides off-road parking for multiple vehicles and leads to a garage with an electric door.

Further benefits include gas-fired central heating with a modern boiler, uPVC double glazing throughout.

An internal viewing is highly recommended to fully appreciate this attractive home.

ROOM DIMENSIONS

Front Door	Off Road Parking
Entrance Porch	Garage
Hallway	
Sitting Room 14'7" x 13'3" (4.47 x 4.04)	
Kitchen Breakfast Room 11'5" x 10'5" (3.48 x 3.18)	
Conservatory 10'11" x 8'11" (3.35 x 2.74)	
Bedroom 12'11" x 11'6" (3.96 x 3.53)	
Bedroom 13'10" x 8'0" (4.22 x 2.44)	
Bath Room 7'8" x 6'0" (2.34 x 1.83)	
Rear Garden	

FEATURES

- Detached Bungalow
- Two Bedrooms
- Sought After Village Location
- Modern Kitchen Breakfast Room
- Conservatory
- Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage



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.