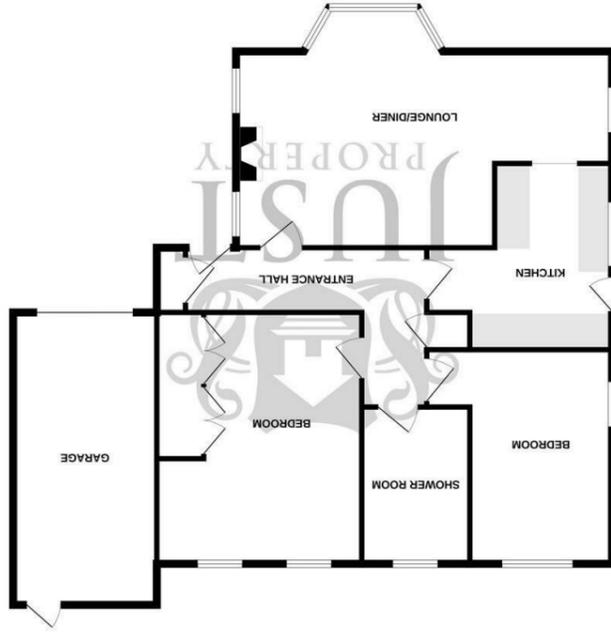


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	61
Potential	86



GROUND FLOOR



www.justproperty.net

48 Knowle Road, Fairlight, TN35 4AT

FLOORPLANS



2 Bedrooms 1 Receptions 1 Bathrooms 635.07 sq ft

Freehold

£389,950

48 Knowle Road, Fairlight, TN35 4AT



PROPERTY DETAILS

A beautifully presented two bedroom link-detached bungalow situated in a quiet and highly sought-after residential cul-de-sac within the popular village of Fairlight. The property enjoys easy access to scenic countryside and coastal walks and is within a short walk of the bus stop on the corner of Knowle Road and Waites Lane, providing convenient connections to the historic towns of Hastings and Rye. Fairlight village also offers a local farm shop, hairdressers, The Cove Village Pub and access to the stunning Hastings Country Park.

The bungalow offers well arranged and comfortable accommodation throughout. An entrance hall provides access to all principal rooms, including a spacious bay-fronted lounge/dining room which provides an excellent main living space. The kitchen has been recently refitted to a modern standard with integrated appliances and offers a stylish and practical workspace.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a second bedroom which would also make an ideal guest room, home office or hobby room. The shower room has been recently upgraded and re-tiled, featuring a contemporary walk-in shower and the added luxury of underfloor heating.

Externally, the property benefits from a driveway providing off-road parking leading to an attached garage, which can also be accessed from the rear garden. The rear garden is mainly laid to lawn with a patio seating area and is enclosed by mature hedging and trees, offering a good degree of privacy and seclusion.

Further benefits include a recently installed boiler, gas central heating, UPVC double glazing and a generous loft space offering potential for additional accommodation subject to the necessary consents.

The property is presented in excellent condition throughout. Early viewing is highly recommended via Just Property to fully appreciate this superb bungalow in a desirable village location.



ROOM DIMENSIONS

Front Door

Entrance Hall

Lounge Diner
19'10" x 12'10" (6.05m x 3.91m)

Kitchen
10'11" x 9'1" (3.33 x 2.78)

Bedroom
14'0" x 11'3" (4.29 x 3.45)

Bedroom
11'8" x 8'4" (3.56 x 2.55)

Shower Room
8'4" x 5'5" (2.55 x 1.67)

Front & Rear Gardens

Off Road Parking & Garage

FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Modern Kitted Kitchen
- 19'10" x 12'10" Lounge Diner
- Garage & Off Road Parking
- Immaculately Presented Throughout
- Sought After Central Village Location
- Close to Local Bus Routes
- Modern Shower Room

