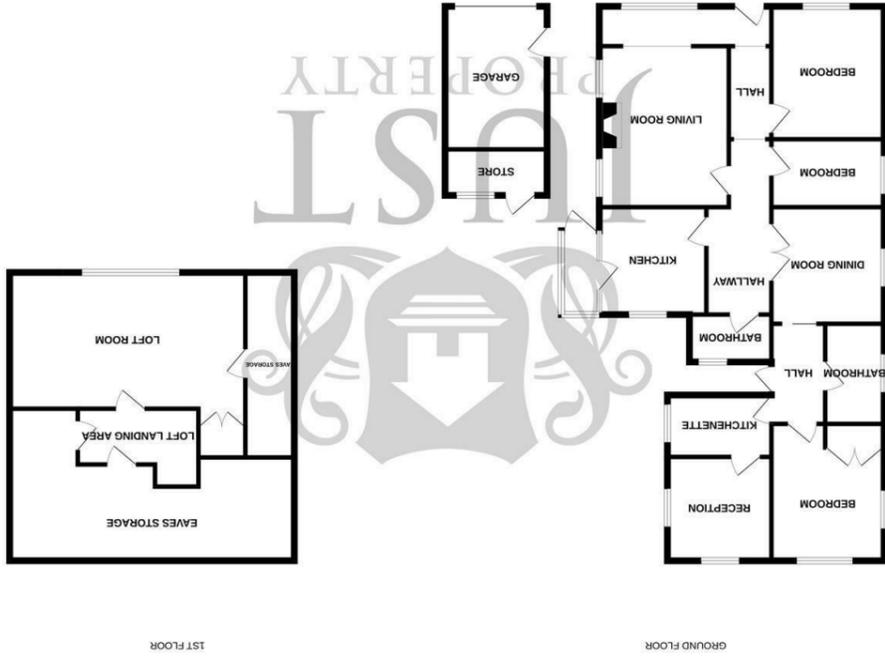


While every attempt has been made to ensure the accuracy of the floorplans, measurements of areas, volumes and other figures are approximate and should be used as a guide only. The purchaser is advised to verify the accuracy of the floorplans, measurements and other figures by a professional surveyor. The floorplans are not intended to be used as a contract or a warranty. The purchaser is advised to obtain clarification on any matters or information that are important to you.

| 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 | 51 |
| Potential | 72 |



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Overdale Fyrsway, Fairlight, TN35 4BG

FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms 1400.00 sq ft

Freehold

£425,000

Overdale Fyrsway, Fairlight, TN35 4BG





3 Bedrooms 2 Receptions 2 Bathrooms 1400.00 sq ft

PROPERTY DETAILS

Located in the charming village of Fairlight near Hastings, Overdale is a well-presented detached bungalow offering exceptional flexibility and potential for dual-family living or home-and-income use. The property is situated close to countryside and coastal walking routes, with easy bus connections to the historic towns of Hastings and Rye.

The main residence features a bright dual-aspect living room with a character fireplace, a separate dining room, and a spacious kitchen/breakfast room. There are three well-sized bedrooms, a modern bathroom with an over-bath shower, and a loft room accessed via a hatch that could be adapted for additional storage or hobby use.

A standout feature is the annexe, complete with its own lounge, kitchenette, large dual-aspect bedroom, and bathroom—perfect for multi-generational living or guest accommodation.

Externally, the home enjoys a private driveway, a garage with side access, and a generous rear garden extending to approximately 75ft. The garden is a mix of patio and lawn, ideal for relaxing or entertaining.

This is a rare opportunity to secure a versatile bungalow in a peaceful yet connected village location. Early viewing is highly recommended.



ROOM DIMENSIONS

| | |
|--------------------------------|--|
| Front Door | Hallway |
| Entrance Hall | 8'0" x 2'11" (2.46m x 0.91m) |
| 22'11" x 4'11" (7.01m x 1.52m) | Kitchen |
| Living Room | 11'3" x 7'10" (3.43m x 2.39m) |
| 13'10" x 12'0" (4.22m x 3.66m) | Lounge |
| Kitchen/Breakfast Room | 10'2" x 10'0" (3.10m x 3.05m) |
| 11'10" x 9'10" (3.61m x 3.00m) | Bedroom |
| Side Porch/Utility | 14'6" x 9'10" (4.42m x 3.00m) |
| Dining Room | Bathroom/W.C |
| 11'10" x 8'9" (3.61m x 2.69m) | 8'7" x 4'11" (2.64m x 1.52m) |
| Bedroom | Loft Room |
| 10'11" x 9'10" (3.33m x 3.02m) | 14'11" x 14'0" max (4.57m x 4.27m max) |
| Bedroom/Study | Front Garden |
| 9'10" x 6'9" (3.02m x 2.06m) | Rear Garden |
| Family Bathroom/W.C | Driveway |
| 8'0" x 5'6" (2.44m x 1.68m) | Garage |
| From Dining Room | |
| Annexe | |

FEATURES

- Detached Bungalow
- Sought After Village Location
- Potential Annexe
- Three Bedrooms
- Two Reception Rooms
- Loft Room with Potential for Conversion (subject to relevant consents)
- Off Road Parking & Garage
- Lawned Gardens
- Two Bathrooms
- Potential Income from the Annexe

