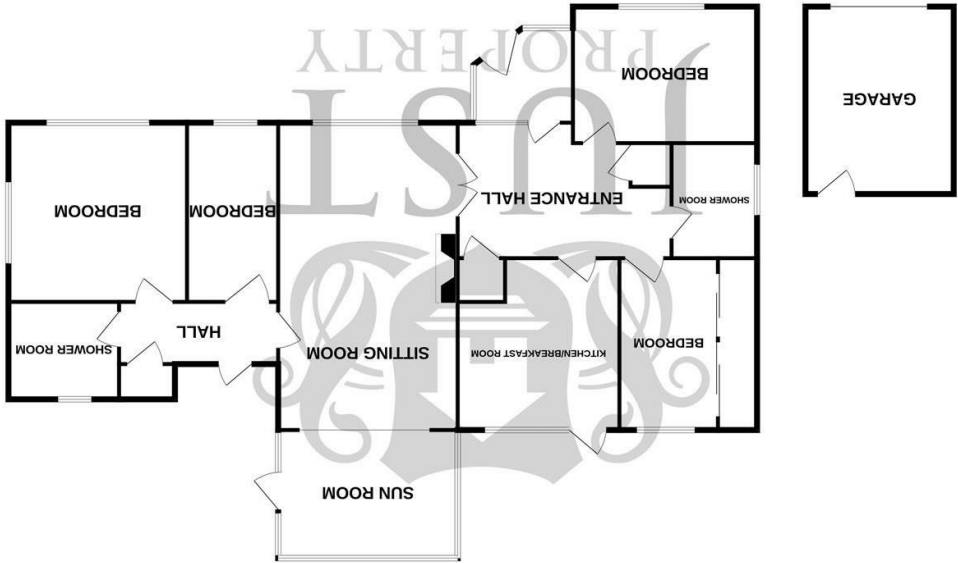




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Potential		
Current		
50		
67		



GROUND FLOOR



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FLOORPLANS

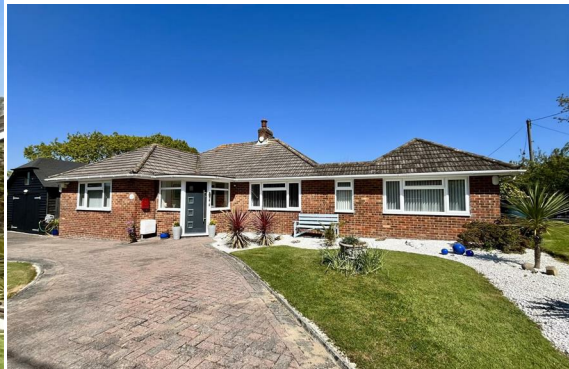


4 Bedrooms 1 Receptions 2 Bathrooms 1173.27 sq ft

Tamaam 26 Rockmead Road, Fairlight, TN35 4DJ



Freehold
£599,950





Freehold

£599,950



ROOM DIMENSIONS

Front Door	Bedroom
Porch	11'7" x 10'0" (3.54 x 3.07)
Entrance Hall	Bedroom
15'8" x 9'7" (4.78 x 2.93)	11'5" x 5'4" (3.49 x 1.63)
Sitting Room	Shower Room
22'4" x 11'10" (6.83 x 3.61)	Wrap around Rear Garden
Dining Area/ Sun Room	Raised Patio and Decked Area
11'1" x 10'11" (3.39 x 3.35)	Shed / Workshop
Kitchen	Detached Garage with Utility Area
12'3" x 11'11" (3.75 x 3.64)	19'6" x 13'9" (5.95 x 4.20)
Bedroom	In and Out Driveway
15'0" x 11'1" (4.59 x 3.39)	
Shower Room	
Bedroom	
12'4" x 7'8" (3.78 x 2.36)	

PROPERTY DETAILS

A beautifully presented and deceptively spacious four-bedroom, two-bathroom detached bungalow, occupying a generous plot within the highly sought-after village of Fairlight, ideally positioned for access to coastal and countryside walks including Hastings Country Park Nature Reserve, as well as nearby Pett and Pett Level.

Having been extensively renovated and thoughtfully improved over the past ten years, this impressive home offers approximately 1,173 sq ft of versatile and immaculately presented accommodation, ideal for modern family living or multi-generational occupation.

The accommodation is centred around a welcoming entrance hall which leads through to a bright and spacious 22ft sitting room, providing an excellent main living and entertaining space. The modern fitted kitchen/breakfast room is well-proportioned and enjoys direct access into the patio and garden, enhancing the overall sense of light and space.

There are four well-proportioned bedrooms (three doubles and a further single bedroom/study), complemented by a two contemporary shower rooms. The layout lends itself well to flexible living arrangements, including potential for guest or independent accommodation.

Externally, the property enjoys level, wrap-around landscaped gardens incorporating a raised patio and decked seating area, offering a high degree of privacy and an ideal space for outdoor dining and entertaining. Further benefits include a detached garage with utility area, a separate workshop/shed, and a gated in-and-out driveway providing ample off-road parking for multiple vehicles.

Additional features include gas fired central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the space, flexibility and excellent condition of this superb home.

FEATURES

- Detached Bungalow
- Four Bedrooms
- 35 ft Open Plan Reception Space
- Two Bathrooms
- Modern Fitted Kitchen
- Detached Garage
- Level Landscaped Gardens
- In & Out Gated Driveway
- Immaculately Presented Throughout



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.