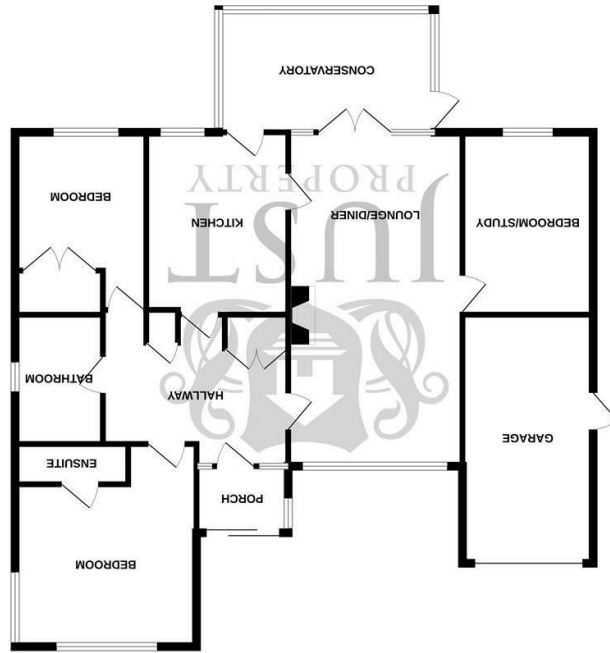
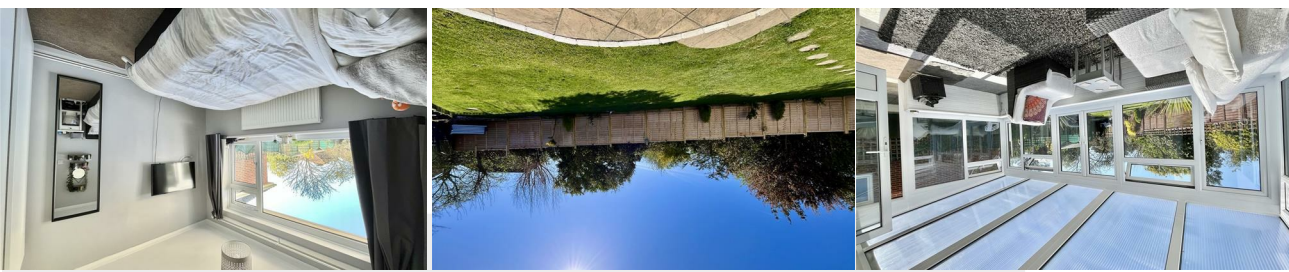


These plans are intended to provide a general impression of the layout of the property and are not to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should 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	57
Potential	75



GROUND FLOOR



www.justproperty.net

25 Meadow Way, Fairlight, TN35 4BN

FLOORPLANS



3 Bedrooms 1 Receptions 2 Bathrooms 947.22 sq ft

Freehold

£460,000

25 Meadow Way, Fairlight, TN35 4BN





3 Bedrooms 1 Receptions 2 Bathrooms 947.22 sq ft

PROPERTY DETAILS

An immaculately presented two/three bedroom detached bungalow, situated in a favored location within Fairlight Village close to local countryside & coastal walks, with access into Hastings Country Park, as well as being a short walk from Fairlight Recreation Ground, Bowls Club, and local bus services on Waites Lane connecting to the historic towns of Hastings & Rye.

The property is considered to be very well presented throughout, with the accommodation including a spacious entrance hall, a 22'0 x 12'0 dual aspect living room with feature fireplace and double doors opening into the 15'0 x 8'2 double glazed conservatory — recently upgraded in June 2024. There is also a separate dining room, which could be used as a third bedroom, and a 11'11 x 9'11 contemporary fitted kitchen with built-in appliances. Both the principal bedrooms are doubles with built-in wardrobes, and the master bedroom features a newly installed en-suite shower room (2023) with views over Fairlight towards the countryside. There is also a modern family bathroom/w.c.

Outside, there is a block-paved driveway providing off-road parking for up to four vehicles and leading to a garage with an electric door and a double-glazed side door. A particular feature are the established, level gardens which extend to three sides — mainly laid to lawn with flower and shrub beds, a patio area, and enjoying a southerly aspect. The property also benefits from two garden sheds, a side gate entrance, gas fired central heating, and new double-glazed windows throughout (January 2024).

Viewing is strictly by appointment with sole agents, Just Property.



ROOM DIMENSIONS

Entrance Porch

Entrance Hall
13'7" x 8'10" (4.14 x 2.69)

Living Room
22'0" x 12'0" (6.71 x 3.66)

Conservatory
15'0" x 8'2" (4.57 x 2.49)

Dining Room/Bedroom
9'8" x 8'10" (2.95 x 2.69)

Kitchen
11'11" x 9'11" (3.63 x 3.02)

Bedroom
13'10" x 12'6" (4.22 x 3.81)

En-suite Shower Room

Bedroom
11'11" x 9'5" (3.63 x 2.87)

Bathroom/W.C

8'3" x 5'10" (2.51 x 1.78)

Front Garden

Off Road Parking

Garage

Rear Garden

FEATURES

- Detached Bungalow
- Two/ Three Bedrooms
- Immaculately Presented
- Two Reception Rooms
- 15ft Rear Conservatory
- 11'11 Fitted Kitchen
- Garage & Off Road Parking
- Level Gardens to 3 Sides
- Enjoys a Southerly Aspect
- Viewing Recommended

