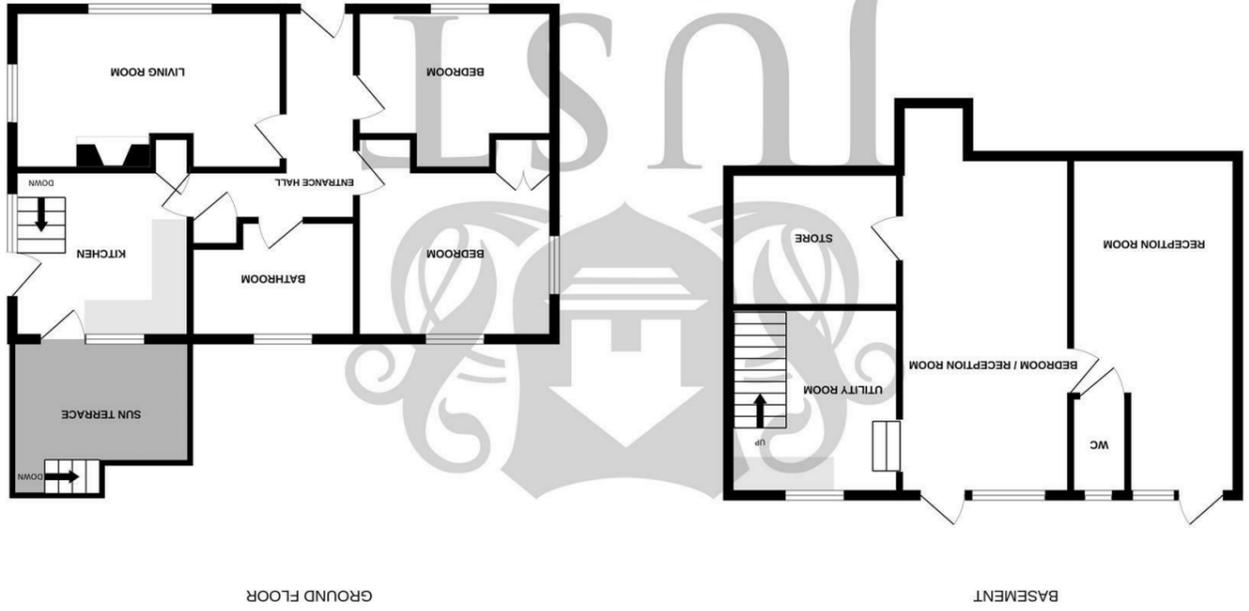


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Metropix ©2026

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	63
Potential	74



# FLOORPLANS

Merok Broadway, Fairlight, TN35 4DA



www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1323.96 sq ft



Freehold

£399,950

Merok Broadway, Fairlight, TN35 4DA





3 Bedrooms

2 Receptions

1 Bathrooms

1323.96 sq ft

## PROPERTY DETAILS

Just Property are delighted to present Merok, a distinctive split-level, timber-framed bungalow set on a wonderfully generous and private plot within one of Fairlight's most desirable roads. Offering versatile accommodation arranged over two levels, this charming home enjoys a peaceful woodland backdrop and exceptional seclusion while remaining close to the centre of the village.

The ground floor features a welcoming entrance hall, a bright living room, a well-appointed kitchen opening onto a superb sun terrace, a family bathroom, and two bedrooms positioned to the front of the property.

The lower ground (basement) level provides outstanding flexibility, comprising a large reception room, a further reception/bedroom, a utility room, store room, and a separate W.C. This versatile space presents excellent potential for guest accommodation, a home office, hobby area, or multi-generational living.

Externally, Merok enjoys extensive gardens mainly laid to lawn, gradually leading down to an attractive area of woodland and a stream, creating a unique and tranquil setting. The plot provides exceptional privacy, with the additional benefits of gated off-road parking for multiple vehicles.

Perfectly positioned within the village, the property is a short walk from the local pub, hairdresser, and village hall, and is ideally placed for access to stunning coastal and countryside walks. Bus services from Waites Lane offer convenient transport links to Hastings, Rye, and Pett Level Beach.

Properties offering this level of space, seclusion, and versatility in such a sought-after location rarely come to market. Viewing is highly recommended through Just Property, the sole agents.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Bedroom  
11'5" x 11'2" (3.50 x 3.42)

Bedroom  
11'2" x 7'6" (3.42 x 2.29)

Living Room  
15'3" x 9'8" (4.67 x 2.97)

Bathroom

Kitchen Breakfast Room  
11'5" x 11'5" (3.50 x 3.49)

Stairs down to

Utility Room  
10'6" x 9'7" (3.22 x 2.94)

Bedroom/ Reception Room  
22'1" x 9'7" (6.75 x 2.94)

Store Room

Reception Room  
18'3" x 9'8" (5.57 x 2.95)

Front & Rear Gardens

Off Road Parking

## FEATURES

- \*\*\* Chain Free \*\*\*
- Detached Split Level Bungalow
- Three Bedrooms
- In Need of Modernization
- Mature Front & Rear Gardens
- Sought After Village Location
- Kitchen Breakfast Room
- Gas Central Heating & Double Glazing
- New Boiler installed August 2025

