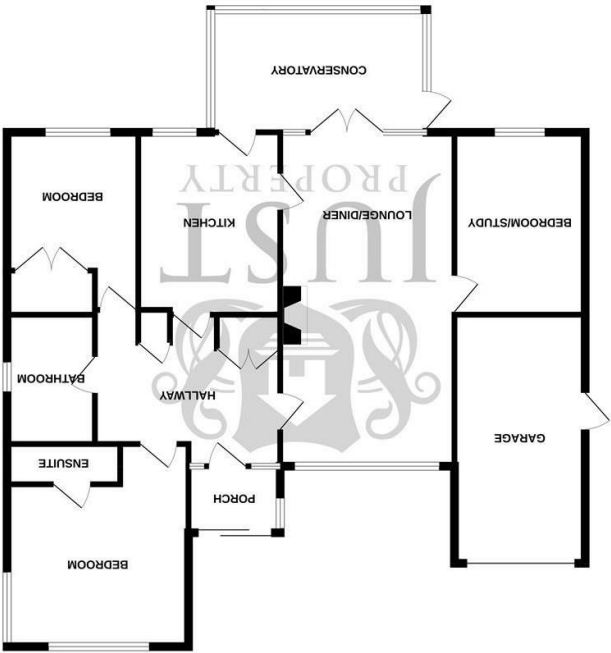




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Potential		
Current		
57		
75		



GROUND FLOOR

FLOORPLANS

25 Meadow Way, Fairlight, TN35 4BN

www.justproperty.net



3 Bedrooms 1 Receptions 2 Bathrooms 947.22 sq ft

25 Meadow Way, Fairlight, TN35 4BN

Freehold
£450,000





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	Bathroom/W.C
Entrance Hall	8'3" x 5'10" (2.51 x 1.78)
13'7" x 8'10" (4.14 x 2.69)	Front Garden
Living Room	Off Road Parking
22'0" x 12'0" (6.71 x 3.66)	Garage
Conservatory	Rear Garden
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)	

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

