

**RUSH
WITT &
WILSON**



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11 Fairlight Road, Hastings, TN35 5ED
Guide Price £350,000 - £375,000 Freehold

*****GUIDE PRICE £350,000 - £375,000*****

Step inside something a little different. This unique and spacious four/five-bedroom detached home sits right in the heart of Ore Village and comes to the market chain free. The ground floor is designed for both everyday living and easy entertaining. A generous lounge offers plenty of space to relax, while the separate dining room brings character with its feature wood-burning stove - perfect for cosy evenings. The modern kitchen is well-equipped with integrated appliances and a practical layout that works whether you're cooking for one or hosting a crowd. A versatile side extension adds real flexibility here. Use it as an additional bedroom with its own reception space, or configure it as two extra bedrooms depending on your needs. There's also a convenient downstairs shower room, ideal for guests or busy households. Upstairs, you'll find three well-proportioned double bedrooms. The main bedroom enjoys access to a Jack & Jill bathroom, giving it a semi-en-suite feel while still serving the rest of the floor. Outside, the home continues to impress. There's off-road parking for multiple vehicles, along with wraparound gardens to the side and rear plenty of room to enjoy the outdoors. A tucked-away courtyard, accessed directly from the lounge, offers a more private spot for morning coffee or evening unwinding. Altogether, it's a home with space, flexibility, and a layout that adapts as life changes.

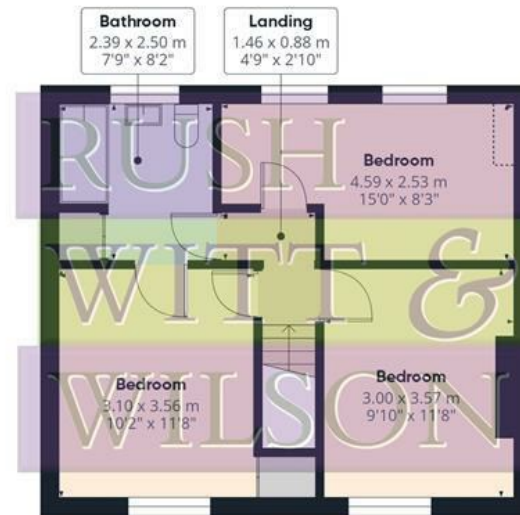








Floor 0



Floor 1



Approximate total area⁽¹⁾

107.7 m²

1159 ft²

Reduced headroom

0.3 m²

3 ft²

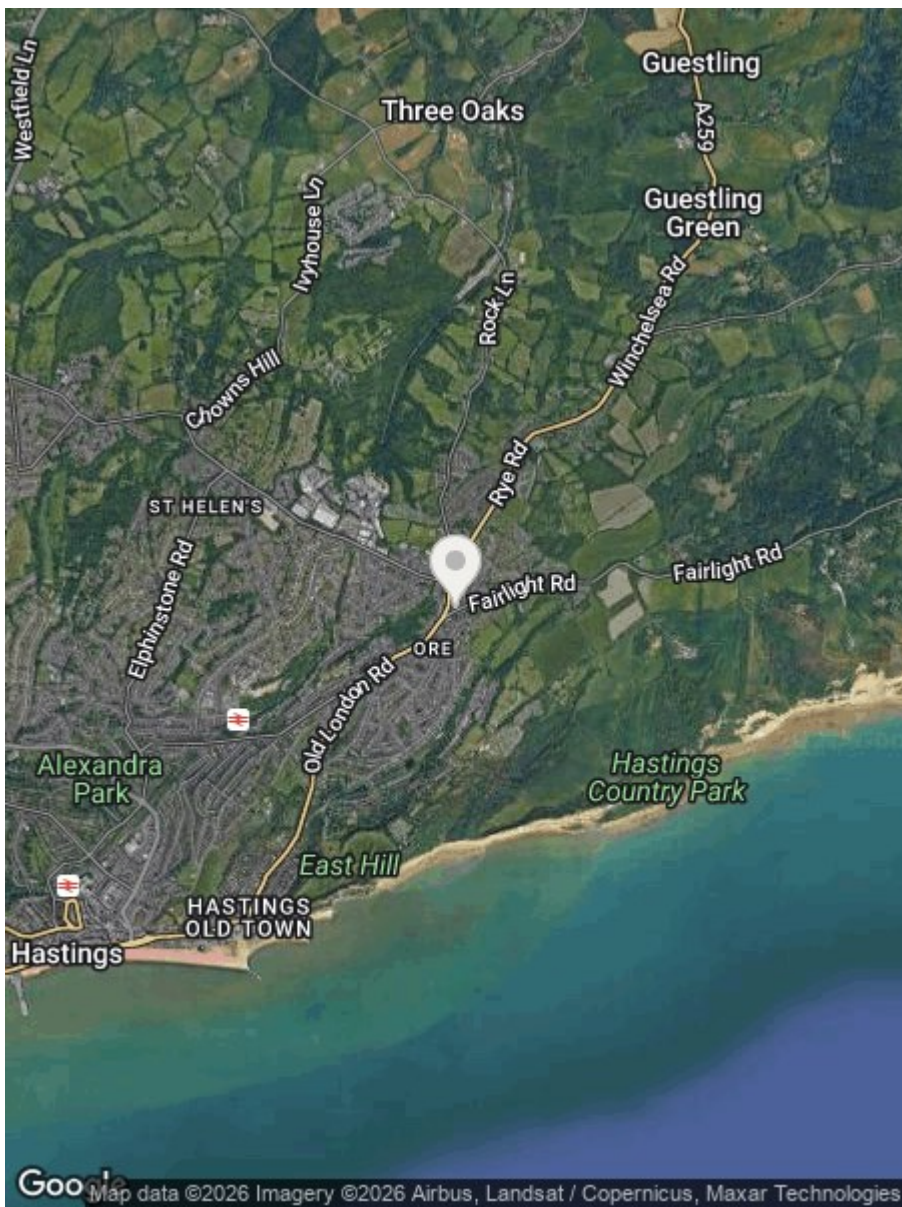
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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