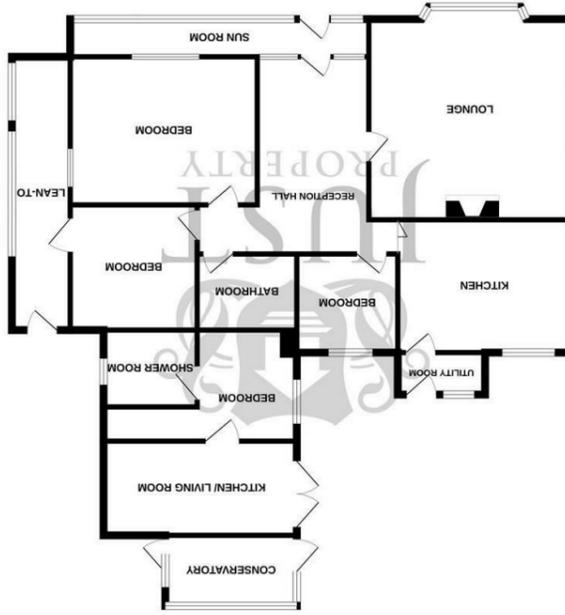


These plans are intended to provide a general impression of the property and are not to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified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



GROUND FLOOR

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Energy efficient - higher running costs	D (55-68)
Not energy efficient - higher running costs	E (39-54)
	F (21-38)
	G (1-20)
Potential	82
Current	68



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FLOORPLANS

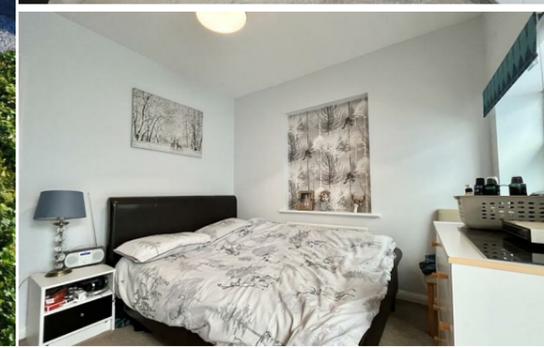


4 Bedrooms null Receptions 2 Bathrooms 1327.69 sq ft

Freehold

£560,000

Edburton Shepherds Way, Fairlight, TN35 4BD





4 Bedrooms null Receptions 2 Bathrooms 1327.69 sq ft

PROPERTY DETAILS

*** Annex ***

Situated in the charming village of Fairlight, Hastings, this delightful detached bungalow on Shepherds Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,328 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal home for families or those seeking ample living space.

Set on a generous corner plot, this bungalow benefits from parking for up to three vehicles. The property is equipped with double glazing and gas central heating, providing warmth and energy efficiency throughout the year. Additionally, a partial rewire has been completed, enhancing the overall safety and functionality of the home.

One of the standout features of this property is the annex, which comes with its own private entrance and a lovely conservatory. This versatile space can serve as a source of potential income or as a comfortable area for extended family members, offering both privacy and convenience.

Living in Fairlight means enjoying the tranquility of village life while being just a short distance from the vibrant town of Hastings, with its array of shops, restaurants, and beautiful coastline. This bungalow presents a unique opportunity to embrace a peaceful lifestyle in a picturesque setting. Whether you are looking for a family home or a property with rental potential, this bungalow is sure to impress. Don't miss the chance to make this wonderful property your own.



ROOM DIMENSIONS

Front Door

Sun Room
23'3" x 3'8" (7.11 x 1.13)

Reception Hall
14'4" x 8'10" (4.37 x 2.70)

Lounge
15'1" x 14'10" (4.60m x 4.52m)

Kitchen
12'11" x 9'10" (3.94 x 3.01)

Utility Room

Bedroom
9'10" x 7'6" (3.01 x 2.30)

Bathroom
9'0" x 6'5" (2.76 x 1.98)

Bedroom
13'11" x 10'11" (4.25 x 3.35)

Bedroom
9'10" x 9'6" (3.01 x 2.92)

Lean-To
22'10" x 3'8" (6.96 x 1.13)

Private access to Annex

Open Plan Kitchen/ Living Room
20'7" x 8'2" (6.29 x 2.49)

Conservatory
12'10" x 6'2" (3.93 x 1.88)

Bedroom
13'6" x 9'0" (4.14 x 2.75)

Shower Room
7'0" x 4'1" (2.15 x 1.26)

Front and Rear Gardens

Off Road Parking

FEATURES

- Detached Bungalow
- Private Annex
- Four Bedrooms
- 15'1" x 14'10" Lounge
- Reception Hall
- Well Presented Throughout
- Recently Rendered
- Corner Plot
- Village Location

