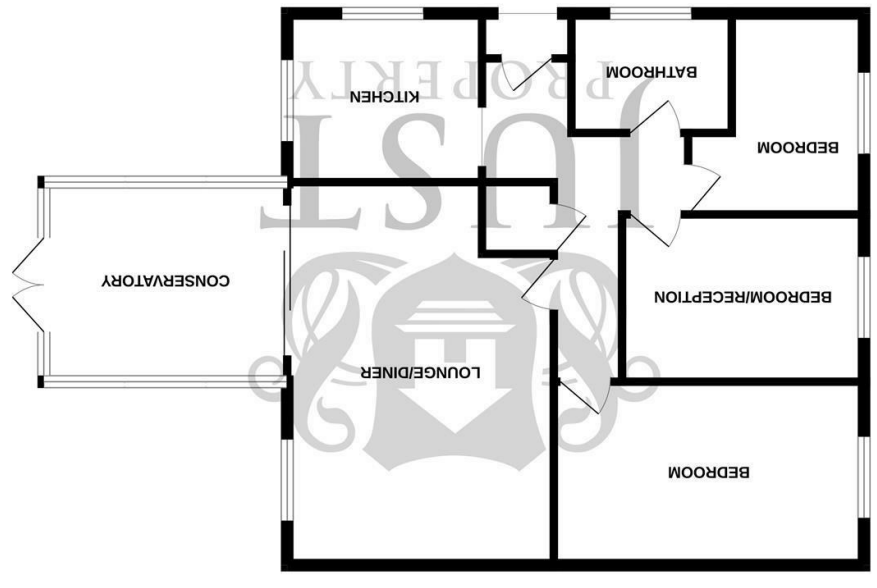


What energy adviser has been made to ensure the accuracy of the figures contained here, measurements of doors, windows and floor area are approximate and should be used as a guide only. The company is not responsible for any errors or omissions. The company is not responsible for any errors or omissions. The company is not responsible for any errors or omissions.



GROUND FLOOR

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	59
Potential	85



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36 Rockmead Road, Fairlight, TN35 4DJ

# FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 688.89 sq ft

Freehold

# £350,000


36 Rockmead Road, Fairlight, TN35 4DJ






 3 Bedrooms

 2 Receptions

 1 Bathrooms

 688.89 sq ft

## PROPERTY DETAILS

\*\*\* CHAIN FREE \*\*\*

Just Property are delighted to bring to the market an extremely well presented three bedroom, two reception room modern detached bungalow, situated in a central location within the popular village of Fairlight, with regular bus services on Waites Lane connecting to the historic towns of Hastings and Rye, as well as being close to local countryside and coastal walks, Hastings Country Park as well as the local village store/Post office, farm shop, hairdressers and the village pub.

Further benefits of the property includes a 17ft living room, leading into a double glazed conservatory overlooking the rear garden. The property boasts a modern fitted kitchen, with integrated appliances, three good sized bedrooms as well as a family bathroom. To the rear of the property can be found an approximately 150ft garden, which is mainly laid to lawn, with a number of flower beds and shrubs.

The property benefits from gas fired central heating, UPVC double glazing throughout, as well as a detached garage, and is to be sold chain free.

Viewing comes highly recommend, with the vendors choice of agents, Just Property.

W3W: ///sugars.coaster.detergent



## ROOM DIMENSIONS

Front Door

Entrance Hall

Kitchen  
8'11" x 6'0" (2.74 x 1.83 )

Lounge/Diner  
17'10" x 12'4" (5.44 x 3.76)

Conservatory  
11'1" x 9'1" (3.38 x 2.79 )

Bedroom  
15'6" x 7'10" (4.73 x 2.39 )

Bedroom  
10'11" x 7'9" (3.35 x 2.38 )

Bedroom  
8'7" x 6'0" (2.64 x 1.83 )

Bathroom

Driveway

Garage

Rear Garden

Front Garden

## FEATURES

- Chain Free
- Detached Bungalow
- Three Bedroom
- Lounge/Diner
- Conservatory
- Garage
- Off Road Parking
- Large Gardens
- Viewing Essential
- Desirable Village Location

