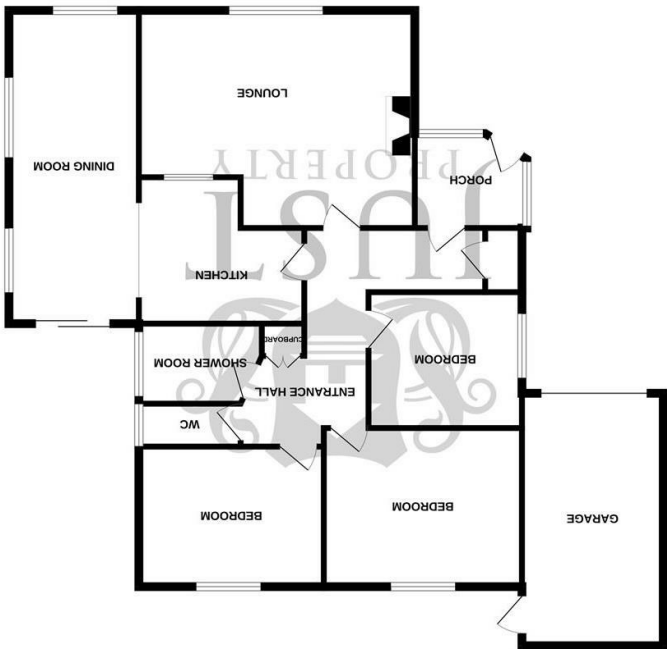


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



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		



GROUND FLOOR



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Kalkara, Bramble Way, Fairlight, TN35 4BH

FLOORPLANS



3 Bedrooms 1 Receptions 1 Bathrooms 1011.81 sq ft

Kalkara, Bramble Way, Fairlight, TN35 4BH



Freehold

£349,950







Freehold

£349,950



 3 Bedrooms

 1 Receptions

 1 Bathrooms

 1011.81 sq ft

PROPERTY DETAILS

A deceptively spacious and well presented three bedroom link-detached bungalow, occupying a generous corner plot in the highly sought-after village of Fairlight. Enjoying attractive countryside views towards Pett from the rear, the property is ideally located within easy walking distance of local countryside and coastal walks, including Hastings Country Park.

This versatile single-story home offers well planned accommodation comprising a welcoming entrance porch and hallway, a bright and spacious lounge, and a fitted kitchen and open plan dining area with access to the rear garden. There are three well proportioned bedrooms, together with a modern shower room and separate WC, providing practical and comfortable living accommodation.

Outside, the property benefits from a driveway providing off-road parking and access to the attached single garage. The rear garden features a paved patio terrace with steps leading down to an area of lawn, all enjoying far-reaching views over the surrounding countryside.

Further benefits include double glazing and gas fired central heating. Viewing is highly recommended to fully appreciate the space, setting, and lifestyle offered by this desirable village home.

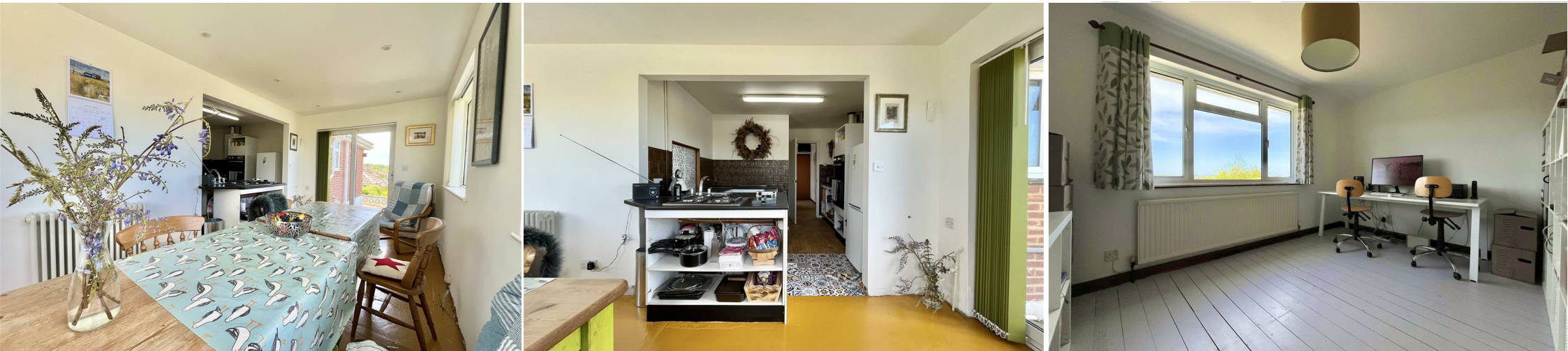


ROOM DIMENSIONS

Front Door	Separate WC
Entrance Porch	Front Garden
Entrance Hall	Rear Garden
Lounge 17'4" x 12'9" (5.28m x 3.89m)	Garage & Off Road Parking
Kitchen 11'3" x 9'8" (3.44 x 2.97)	
Dining Area 17'4" x 8'1" (5.29 x 2.47)	
Bedroom 13'5" x 10'8" (4.10 x 3.27)	
Bedroom 12'6" x 9'10" (3.82 x 3.02)	
Bedroom 10'4" x 7'11" (3.16 x 2.42)	
Shower Room	

FEATURES

- Extended Detached Bungalow
- Village Location
- Three Bedrooms
- 17'4" x 12'9" Living Room
- Kitchen/Breakfast Room
- Off Road Parking
- Garage
- Countryside Views
- Shower Room with Separate W.C



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.