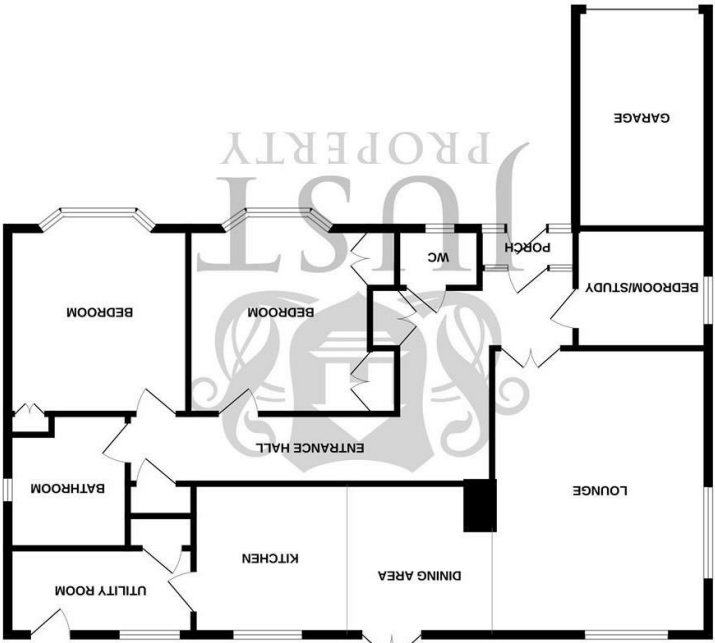




Energy Efficiency Rating			
EU Directive 2002/91/EC			
<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p>	Very energy efficient - lower running costs	Not energy efficient - higher running costs	
	(92 plus)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	
	Potential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



GROUND FLOOR

## FLOORPLANS

Fig Tree Cottage 53 Lower Waites Lane, Fairlight, TN35 4DD



www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1119.45 sq ft

Fig Tree Cottage 53 Lower Waites Lane, Fairlight, TN35 4DD



£410,000







Freehold

£410,000



3 Bedrooms



2 Receptions



1 Bathrooms



1119.45 sq ft

## PROPERTY DETAILS

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

An opportunity arises to secure this well presented large, three bedroom detached bungalow, situated within the sought after village of Fairlight. The property is nicely situated within walking distance of local countryside & coastal walks as well as local bus services on Waites Lane connecting to the historic towns of Hastings & Rye as well as the beach in Pett Level.

The property provides accommodation to include a large open plan lounge diner with a feature log burner, utility room, and a modern fitted kitchen with integrated dish washer, eye level oven and free standing American style fridge freezer. In addition, there are three bedrooms, two of which are double bedrooms and a modern fitted bathroom.

Outside, to the front of the property there is a large area of lawned garden with flower beds and shrubs, a driveway to the side providing off road parking which leads to a garage. The rear garden is a particular feature being mainly laid to lawn with flower & shrub borders, an area of decking with a shed and a hot tub with pergola over head. Further benefits include oil fired central heating, double glazing and garage.

Viewing strictly by appointment with sole agents, Just Property.

W3W - ///political.shadow.uppermost

## ROOM DIMENSIONS

Front Door

Porch

Entrance Hall

Lounge  
18'0" x 13'5" (5.5 x 4.1)

Dining Area  
10'5" x 8'2" (3.2 x 2.5)

Kitchen  
10'7" x 10'7" (3.25 x 3.25)

Utility Room  
11'5" x 5'4" (3.5 x 1.64)

Bedroom  
12'1" x 12'1" (3.7 x 3.7)

Bedroom  
12'1" x 11'5" (3.7 x 3.5)

Bedroom / Study  
8'2" x 7'6" (2.5 x 2.3)

Bathroom  
8'10" x 8'6" (2.7 x 2.6)

Front & Rear Garden

Off Road Parking

Garage  
15'8" x 8'2" (4.8 x 2.5)

## FEATURES

- \*\*\* CHAIN FREE \*\*\*
- Detached Bungalow
- Three Bedooms
- Open Plan Layout
- Lounge / Diner
- Front and Rear Garden
- Garage
- Utility Room
- Sought After Village Locaiton
- Oil Central Heating & Double Glazing

