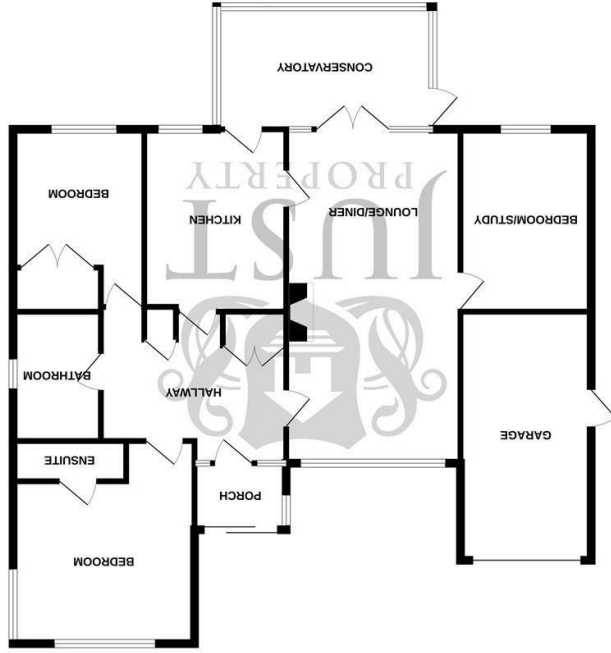


These plans are intended to provide a general impression of the layout of the property and are not to be used as a contract. The actual layout may vary from the plans shown. The company does not warrant the accuracy of the plans and is not responsible for any errors or omissions. The company reserves the right to amend the plans without notice. The company is not responsible for any loss or damage caused by the use of the plans. The company is not responsible for any loss or damage caused by the use of the plans.

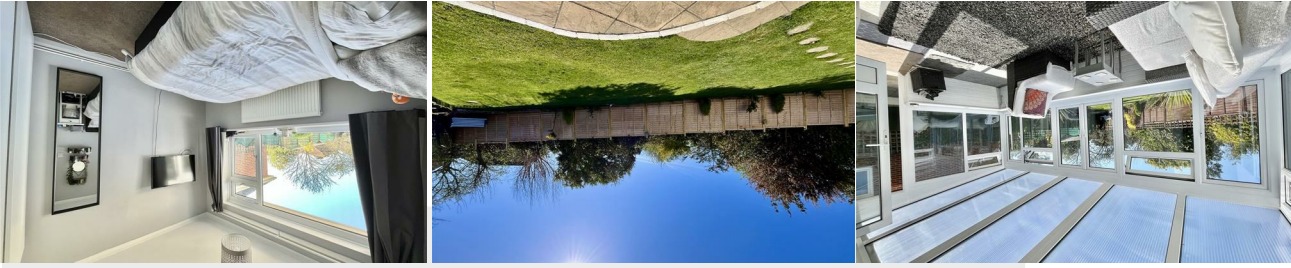
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	57
Potential	75



GROUND FLOOR

# FLOORPLANS

25 Meadow Way, Fairlight, TN35 4BN



www.justproperty.net



3 Bedrooms 1 Receptions 2 Bathrooms 947.22 sq ft

25 Meadow Way, Fairlight, TN35 4BN

Freehold

# £450,000





3 Bedrooms 1 Receptions 2 Bathrooms 947.22 sq ft

## PROPERTY DETAILS

An immaculately presented two/three bedroom detached bungalow, situated in a favored location within Fairlight Village close to local countryside & coastal walks, with access into Hastings Country Park, as well as being a short walk from Fairlight Recreation Ground, Bowls Club, and local bus services on Waites Lane connecting to the historic towns of Hastings & Rye.

The property is considered to be very well presented throughout, with the accommodation including a spacious entrance hall, a 22'0 x 12'0 dual aspect living room with feature fireplace and double doors opening into the 15'0 x 8'2 double glazed conservatory — recently upgraded in June 2024. There is also a separate dining room, which could be used as a third bedroom, and a 11'11 x 9'11 contemporary fitted kitchen with built-in appliances. Both the principal bedrooms are doubles with built-in wardrobes, and the master bedroom features a newly installed en-suite shower room (2023) with views over Fairlight towards the countryside. There is also a modern family bathroom/w.c.

Outside, there is a block-paved driveway providing off-road parking for up to four vehicles and leading to a garage with an electric door and a double-glazed side door. A particular feature are the established, level gardens which extend to three sides — mainly laid to lawn with flower and shrub beds, a patio area, and enjoying a southerly aspect. The property also benefits from two garden sheds, a side gate entrance, gas fired central heating, and new double-glazed windows throughout (January 2024).

Viewing is strictly by appointment with sole agents, Just Property.



## ROOM DIMENSIONS

Entrance Porch

Entrance Hall  
13'7" x 8'10" (4.14 x 2.69)

Living Room  
22'0" x 12'0" (6.71 x 3.66)

Conservatory  
15'0" x 8'2" (4.57 x 2.49)

Dining Room/Bedroom  
9'8" x 8'10" (2.95 x 2.69)

Kitchen  
11'11" x 9'11" (3.63 x 3.02)

Bedroom  
13'10" x 12'6" (4.22 x 3.81)

En-suite Shower Room

Bedroom  
11'11" x 9'5" (3.63 x 2.87)

Bathroom/W.C  
8'3" x 5'10" (2.51 x 1.78)

Front Garden

Off Road Parking

Garage

Rear Garden

## FEATURES

- Detached Bungalow
- Two/ Three Bedrooms
- Immaculately Presented
- Two Reception Rooms
- 15ft Rear Conservatory
- 11'11 Fitted Kitchen
- Garage & Off Road Parking
- Level Gardens to 3 Sides
- Enjoys a Southerly Aspect
- Viewing Recommended

