



Shepherds Way
Hastings, TN35 4BB
£320,000 Freehold

**Wyatt
Hughes**
Residential Sales

Shepherds Way, Hastings, TN35 4BB

Situated in the sought-after village of Fairlight, this attractive three-bedroom detached bungalow offers spacious and versatile accommodation extending to approximately 1,065 sq ft, together with a private garden, garage and driveway.

The property provides an excellent opportunity for a purchaser looking to create a home to their own taste and specification. While some modernisation would be beneficial, the bungalow offers generous proportions and considerable potential throughout.

The accommodation includes a spacious reception room, ideal for both everyday living and entertaining, alongside three bedrooms and well-proportioned ancillary accommodation.

Outside, the property benefits from a private garden offering an enjoyable space for relaxing, gardening and outdoor entertaining. A private driveway and garage provide convenient off-road parking and additional storage.

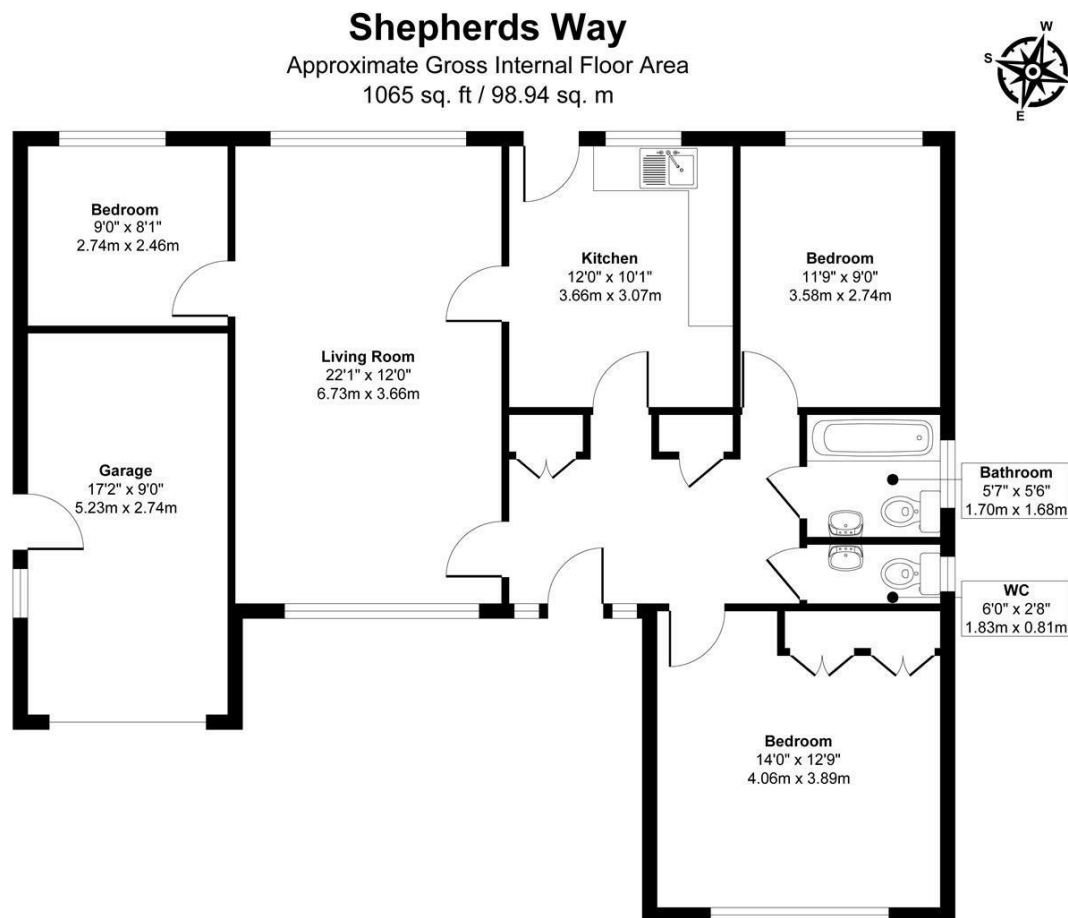
Shepherds Way is positioned within the desirable coastal village of Fairlight, an area renowned for its attractive countryside, coastal scenery and village atmosphere. Hastings and the surrounding area provide a wide range of shops, amenities and transport connections, while the beautiful East Sussex coastline and numerous countryside walks are within easy reach.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a detached bungalow in a highly regarded location, with plenty of scope to modernise and create a wonderful home.

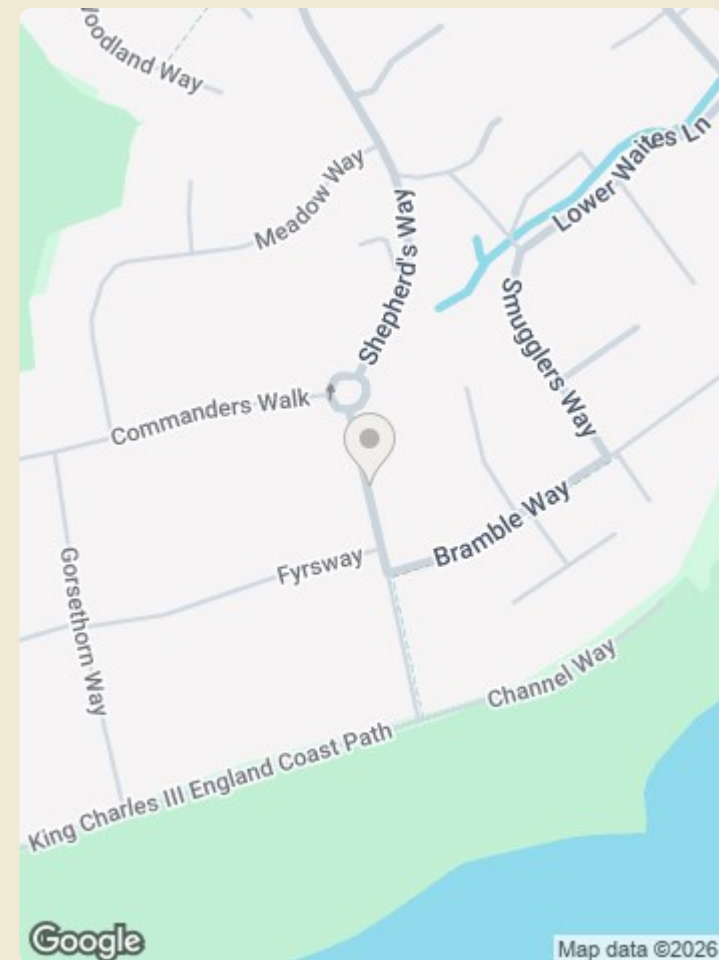


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|-----------------------------------|--------------------------|-------------------------------------|
| • TAX BAND E | • EPC RATING TBC | • 1065 SQ FT |
| • THREE BEDROOM DETACHED BUNGALOW | • REQUIRES MODERNISATION | • VACANT POSSESSION NO ONWARD CHAIN |
| • SINGLE GARAGE | • PRIVATE GARDENS | • DESIREABLE VILLAGE LOCATION |





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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