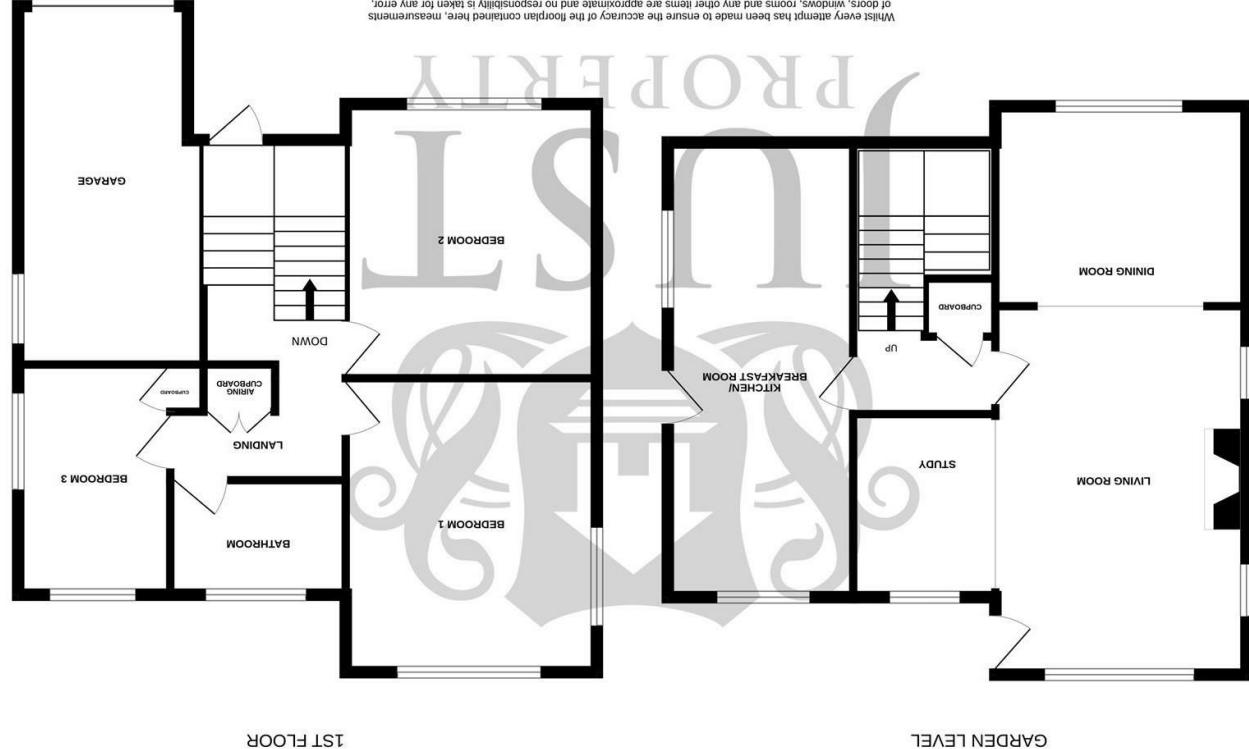
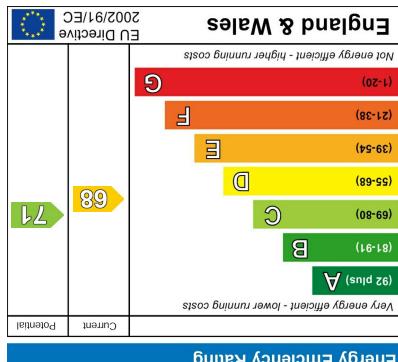


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any areas are approximate and no responsibility is taken for any error. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any areas are approximate and no responsibility is taken for any error.



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FLOORPLANS



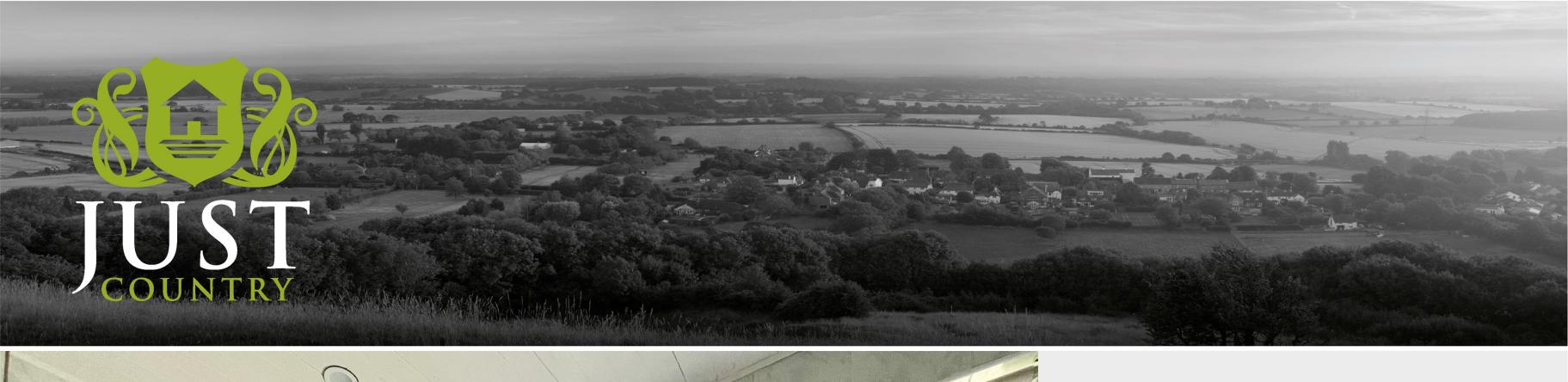
3 Bedrooms 2 Receptions 1 Bathrooms 1280.91 sq ft

Freehold

£360,000

35 Knowle Road, Fairlight, TN35 4AT





£360,000



3 Bedrooms

2 Receptions

1 Bathrooms

1280.91 sq ft

PROPERTY DETAILS

*** CHAIN FREE ***

This three-bedroom detached house is located at the top of a quiet residential cul-de-sac in a sought-after village setting close to Knowle Wood, Fairlight Recreation Ground, the Cove Village Pub, Hastings Country Park and local bus services to Rye and Hastings. The property offers versatile split-level living with excellent scope for modernisation.

The accommodation includes a welcoming entrance hall with storage, a spacious dual-aspect living room with feature fireplace and fitted wood burner opening to the rear garden, a separate dining room, an open-plan study, and a 24ft dual-aspect kitchen/breakfast room fitted with a range of units, built-in oven, hob and extractor, plus space for appliances. Upstairs there are two generous double bedrooms, a dual-aspect third bedroom with fitted wardrobe, and a family bathroom with bath, shower and vanity unit.

Outside, the property benefits from a front garden with patio, a 32ft driveway providing off-road parking for two cars leading to a garage with boiler, and a 60ft x 45ft rear garden mainly laid to lawn with mature shrubs, full-width patio, greenhouse and a small stream to the rear boundary, enclosed by fencing and trees for privacy. Owned and cherished by the same family for over 40 years, it now requires updating but offers excellent potential to create a modern family home.



ROOM DIMENSIONS

Front Door	
Entrance Hall	
13'3" x 6'3" (4.04m x 1.93m)	
Living Room	
17'3" x 11'10" (5.26 x 3.61)	
Dining Room	
11'10" x 9'4" (3.61 x 2.87)	
Study	
8'7" x 6'9" (2.64 x 2.06)	
Kitchen/Breakfast Room	
24'4" x 8'7" (7.42 x 2.64)	
First Floor Landing	
Bedroom	
13'10" x 11'10" (4.24 x 3.63)	
Bedroom	
12'11" x 11'10" (3.94 x 3.63)	

Bedroom	
12'2" x 7'3" (3.73 x 2.21)	
Family Bathroom	
8'2" x 5'4" (2.51 x 1.65)	
Oustside	
Front Garden	
Driveway	
Garage	
Rear Garden	

FEATURES

- Detached House
- Three Double Bedrooms
- Three Open Plan Reception Rooms
- Family Home
- In Need of Modernisation
- Kitchen Breakfast Room
- Front & Rear Gardens
- Off Road Parking & Garage
- Gas Central Heating & Double Glazing
- Sought After Village Location

