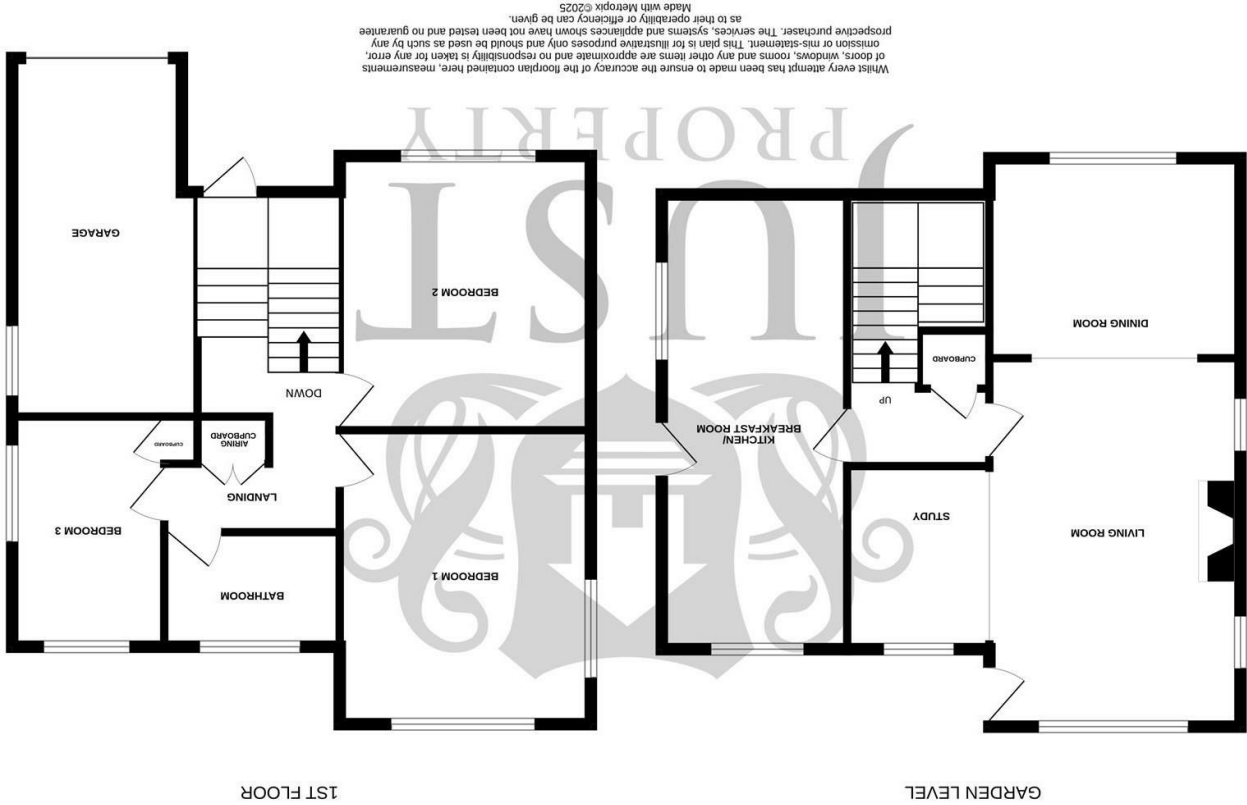




| England & Wales | | |
|---|-----------|-----------|
| EU Directive 2002/91/EC | | |
| Energy Efficiency Rating | Current | Potential |
| | 68 | 71 |
| Very energy efficient - lower running costs | | |
| A | (92 plus) | |
| B | (81-91) | |
| C | (69-80) | |
| D | (55-68) | |
| E | (39-54) | |
| F | (21-38) | |
| G | (1-20) | |
| Not energy efficient - higher running costs | | |



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FLOORPLANS

35 Knowle Road, Fairlight, TN35 4AT



3 Bedrooms 2 Receptions 1 Bathrooms 1280.91 sq ft

35 Knowle Road, Fairlight, TN35 4AT

Freehold
£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)

Outside

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

