



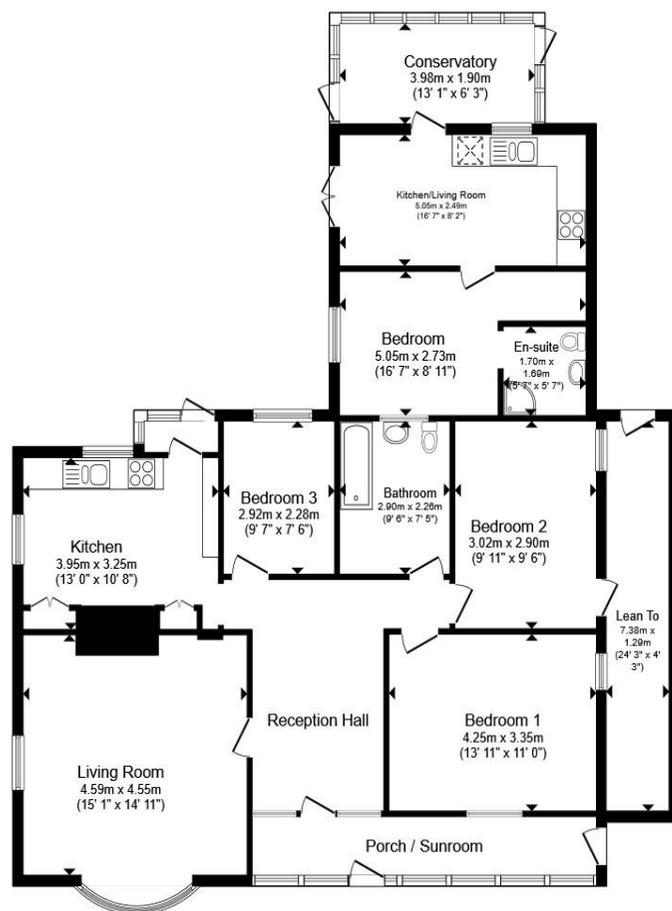
**Edburton - Shepherds Way, Fairlight Hastings TN35 4BD**

**welcome to**

**Edburton - Shepherds Way, Fairlight Hastings**

Bungalow and separate Annex! A beautifully presented three bedroom detached bungalow with a separate one bedroom self-contained property attached. Perfect for a multi-generational home.





**Floor Plan**

Total floor area 147.0 m<sup>2</sup> (1,582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Sun Room/Porch**

**Reception Hall**

**Living Room**

15' 1" x 14' 11" ( 4.60m x 4.55m )

**Kitchen**

13' x 10' 8" ( 3.96m x 3.25m )

**Bedroom One**

13' 11" x 11' ( 4.24m x 3.35m )

**Bedroom Two**

9' 11" x 9' 6" ( 3.02m x 2.90m )

**Bedroom Three**

9' 7" x 7' 6" ( 2.92m x 2.29m )

**Lean To**

**Utliity Room**

**Annex**

**Kitchen/Living Room**

16' 7" x 8' 2" ( 5.05m x 2.49m )

**Bedroom**

16' 7" x 8' 11" ( 5.05m x 2.72m )

**Ensuite Shower Room**

**Conservatory**

13' 1" x 6' 3" ( 3.99m x 1.91m )

welcome to

## Edburton - Shepherds Way, Fairlight Hastings

- DETACHED BUNGALOW
- SEPERATE ANNEX
- FOUR BEDROOMS
- GATED DRIVEWAY
- BEAUTIFULLY PRESENTED

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

# £560,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123385](https://fox-and-sons.co.uk/Property/HAS123385)



Property Ref:  
HAS123385 - 0002

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