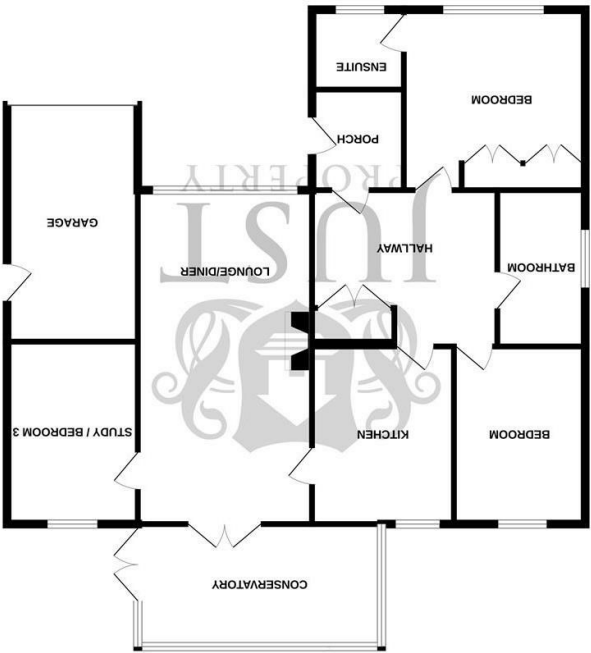


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
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		
55		
74		



GROUND FLOOR



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Somerleyton 30 Meadow Way, Fairlight, TN35 4BN

FLOORPLANS



3 Bedrooms 1 Receptions 2 Bathrooms 1065.63 sq ft

Somerleyton 30 Meadow Way, Fairlight, TN35 4BN



£475,000



PROPERTY DETAILS

Somerleyton is a chain-free and competitively priced three-bedroom detached bungalow, located on a desirable road in the charming Sussex village of Fairlight, known for its strong sense of community. The property is conveniently positioned near Hastings Country Park, scenic coastal walks, and bus services on Waites Lane, providing easy connections to the historic towns of Hastings and Rye.

This bungalow offers spacious and versatile accommodation, including a generous entrance hall with built-in storage, a 21'11" x 12'0" living room/diner, a kitchen/breakfast room, and a brick-built sunroom overlooking the rear garden. The layout also features a master bedroom with an en-suite shower room, a second double bedroom, a third smaller bedroom, and a family bathroom/W.C.

Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, an integral garage, and a delightful, level rear garden. The outdoor space is approximately 1/4 of an acre and includes lawned areas, flowerbeds, a small pond, a patio, fruit and vegetable plots, a productive orchard, a greenhouse, and storage sheds. Additional features include uPVC double glazing, gas-fired central heating, and solar panels, which provide a regular income stream for the owners.

Viewing is highly recommended through sole agents, Just Property.

ROOM DIMENSIONS

Front door	Bedroom
Entrance Porch	10'0" x 8'11" (3.07m x 2.74m)
Entrance Hallway	Bedroom
Lounge	8'3" x 5'10" (2.54m x 1.78m)
21'10" x 12'0" (6.65m x 3.66m)	Bathroom
Kitchen	8'3" x 5'10" (2.54m x 1.78m)
12'0" x 9'10" (3.66m x 3.02m)	Front & Rear Garden
Conservatory	Garage
15'3" x 10'11" (4.65m x 3.35m)	
Bedroom	
13'10" x 12'5" (4.24m x 3.81m)	
En Suite Shower Room	
6'5" x 6'0" (1.96m x 1.83m)	
Bedroom	
11'10" x 9'6" (3.63m x 2.90m)	

FEATURES

- Deatched Bungalow
- Three Bedrooms
- 21'10" x 12'0" Living Room
- Large Conservatory
- Solar Pannels
- Off Road Parking and Garage
- Mature Rear Gardens
- Two Bathrooms
- Viewing Essential

