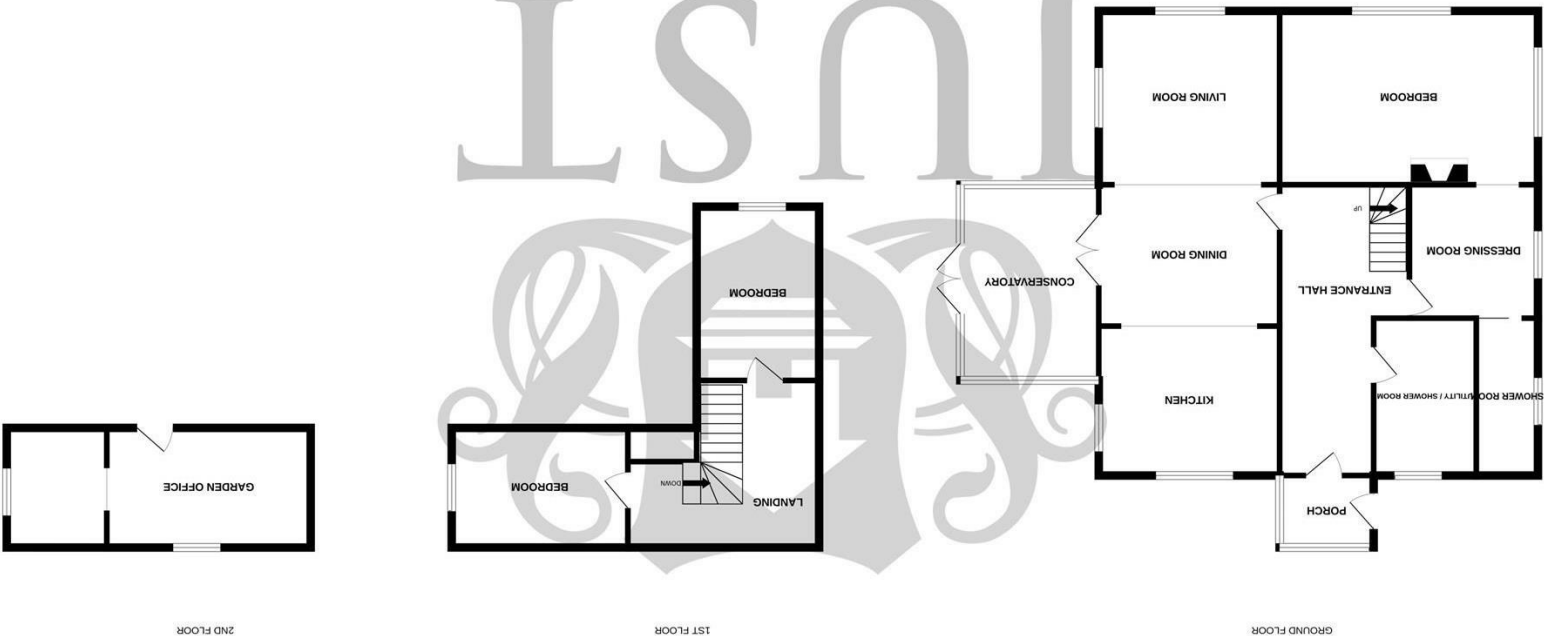


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
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		
Current		
Potential		
81		
60		

76 Lower Waites Lane, Fairlight, TN35 4DD

FLOORPLANS



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3 Bedrooms 1 Receptions 2 Bathrooms 1388.54 sq ft

76 Lower Waites Lane, Fairlight, TN35 4DD



£400,000







Freehold

£400,000



 3 Bedrooms

 1 Receptions

 2 Bathrooms

 1388.54 sq ft

PROPERTY DETAILS

Located towards the end of Lower Waites Lane in the highly sought-after village of Fairlight, this attractive detached chalet bungalow offers an excellent balance of comfort, versatility, and practicality. The property enjoys a peaceful setting while remaining within easy reach of picturesque countryside walks to Pett Level and the stunning coastal scenery of Hastings Country Park. Regular bus services in the village provide convenient access to the historic towns of Hastings and Rye.

The spacious 19'3 x 11'11 kitchen/breakfast room is fitted with a central island, ideal for both everyday living and entertaining, and leads through to a bright conservatory overlooking the rear garden.

The ground floor also benefits from a generously sized bedroom with en-suite shower room, offering flexibility for single-level living or guest accommodation, alongside a family bathroom complete with a separate shower cubicle. To the first floor are two further bedrooms arranged around a central landing, making the property well-suited to families, visiting guests, or those requiring dedicated home working space.

Externally, the property occupies a good-sized plot with gardens laid to a combination of patio and lawn, incorporating a central vegetable garden and enjoying a favourable southerly aspect. A particular feature is the addition of a detached garden office, ideal for remote working or creative use, complementing the existing timber garage, summer house, and garden sheds, all of which provide excellent storage and versatility. Off-road parking is available to the front of the property.

This is a wonderful opportunity to acquire a home in a peaceful village location, perfectly suited as a main residence, weekend retreat, or coastal getaway. Viewing is strictly by appointment via the sole agents.

ROOM DIMENSIONS

Front Door	En-suite Shower Room
Porch	9'1" x 4'4" (2.77 x 1.34)
Entrance Hall	Shower Room/ Utility Room
Open Plan Kitchen	8'10" x 8'1" (2.70 x 2.48)
12'2" x 9'1" (3.71 x 2.79)	Stairs to Landing
Dining Area	Bedroom
12'0" x 9'8" (3.66 x 2.95)	12'5" x 8'9" (3.80 x 2.68)
Living Room	Bedroom
11'4" x 11'4" (3.47 x 3.46)	12'7" x 8'8" (3.85 x 2.66)
Conservatory	Eve Storage
16'7" x 9'7" (5.07 x 2.93)	Large Gardens
Bedroom	Garden Office
19'3" x 12'3" (5.89 x 3.74)	Off Road Parking
Dressing Room	
10'5" x 8'11" (3.19 x 2.73)	

FEATURES

- Detached Chalet Bungalow
- Three Bedrooms
- Dressing Room & En-suite to Master Bedroom
- Shower Room/ Utility Room
- Open Plan Kitchen / Living Room
- Conservatory
- Mature Large Gardens
- Solar Pannels
- Garden Office



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.