

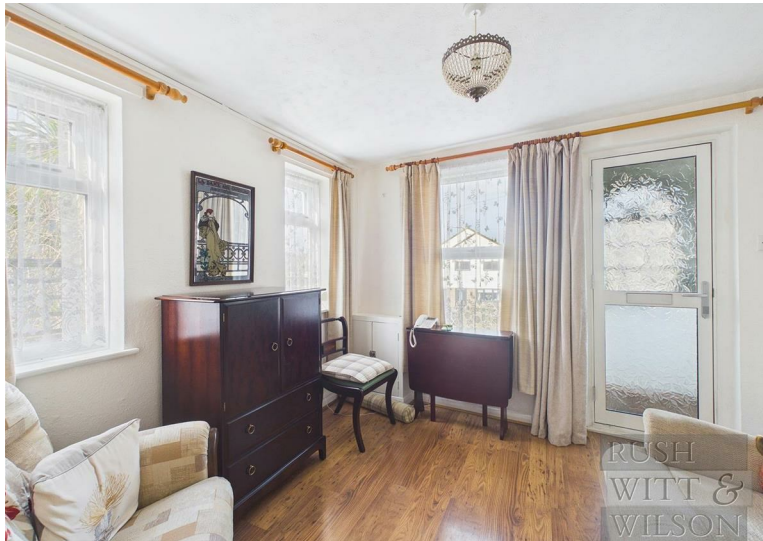
**RUSH
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**90 Fairlight Road, Hastings, TN35 5EA
Offers In Excess Of £200,000 Freehold**

Nestled on Fairlight Road in the charming town of Hastings, this delightful semi-detached cottage offers a perfect blend of comfort and potential. With two well-proportioned bedrooms and a spacious reception room, this home is ideal for small families or couples seeking a tranquil retreat. As you enter, you are welcomed into a bright living room that flows seamlessly into the kitchen, creating an inviting space for both relaxation and entertaining. The ground floor also features a conveniently located bathroom, ensuring practicality for everyday living. Venturing upstairs, you will find two cosy bedrooms, each offering a peaceful haven for rest and rejuvenation. The layout of the home is thoughtfully designed to maximise space and light, making it feel both airy and welcoming. One of the standout features of this property is the generous rear garden. This outdoor space presents a wonderful opportunity for gardening enthusiasts to cultivate their green thumb or simply enjoy the fresh air in a private setting. Situated close to the shops of Ore village, this home benefits from easy access to local amenities, making daily errands a breeze. The surrounding area is known for its community spirit and picturesque surroundings, providing a lovely backdrop for your new life in Hastings. In summary, this two-bedroom cottage on Fairlight Road is a charming property with ample potential, perfect for those looking to create their ideal home in a desirable location.







Entry
1.23 x 0.80 m
4'0" x 2'7"

Hallway
2.21 x 0.79 m
7'3" x 2'6"



Bathroom
2.74 x 1.50 m
8'11" x 4'11"

Kitchen
2.34 x 2.35 m
7'8" x 7'8"

Living Room
3.00 x 3.02 m
9'9" x 9'10"

Floor 0

Landing
0.74 x 0.54 m
2'5" x 1'9"



Bedroom
3.02 x 3.03 m
9'11" x 9'11"

Bedroom
2.27 x 2.43 m
7'5" x 7'11"

Floor 1

Approximate total area⁽¹⁾

39 m²

419 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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