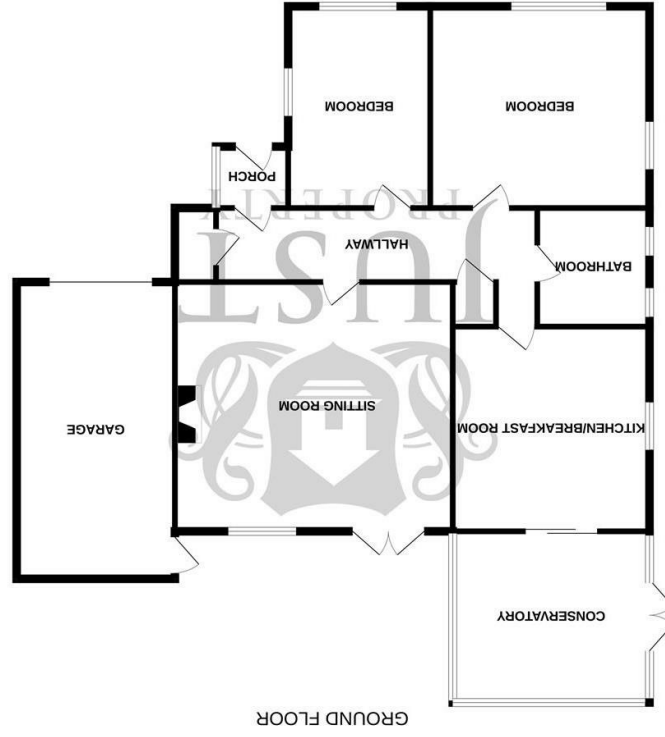


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	57
Potential	83



This floor plan has been made to ensure the accuracy of the footprint contained here. Measurements of rooms shown here are approximate and are intended to guide you only. Any actual measurements should be taken from the actual property and should be used as such. Any prospective purchaser should verify the accuracy of the footprint and should not rely on any measurements shown here. The floor plan is not intended to be used as a contract. It is intended to provide a guide only. It is not intended to be used as a contract. It is intended to provide a guide only. It is not intended to be used as a contract. It is intended to provide a guide only.



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FLOORPLANS

33 Smugglers Way, Fairlight, TN35 4DG



2 Bedrooms | 1 Receptions | 1 Bathrooms | 764.24 sq ft

Freehold

£369,950

33 Smugglers Way, Fairlight, TN35 4DG





2 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

PROPERTY DETAILS

Situated within a quiet residential cul-de-sac in the highly sought-after village of Fairlight, this beautifully presented two-bedroom detached bungalow enjoys a prime position close to stunning countryside and coastal walks, including Hastings Country Park. The property is also conveniently located for local bus services along Shepherds Way and Waites Lane, offering connections to the historic towns of Hastings, Bexhill, and Rye.

A bright and spacious sitting room features an attractive fireplace and French doors opening onto the rear garden, creating an inviting living space. The fitted kitchen/breakfast room is well equipped with integrated appliances and leads through to a double-glazed conservatory, providing additional reception space overlooking the garden.

There are two generous double bedrooms, with the principal bedroom benefiting from a dual aspect, alongside a modern re-fitted bathroom with a separate shower cubicle.

Externally, the property boasts a well-maintained rear garden, ideal for enjoying its south-westerly aspect. To the front, a block-paved driveway provides off-road parking for multiple vehicles and leads to a garage with an electric door.

Further benefits include gas-fired central heating with a modern boiler, uPVC double glazing throughout.

An internal viewing is highly recommended to fully appreciate this attractive home.



ROOM DIMENSIONS

Front Door

Entrance Porch

Hallway

Sitting Room
14'7" x 13'3" (4.47 x 4.04)

Kitchen Breakfast Room
11'5" x 10'5" (3.48 x 3.18)

Conservatory
10'11" x 8'11" (3.35 x 2.74)

Bedroom
12'11" x 11'6" (3.96 x 3.53)

Bedroom
13'10" x 8'0" (4.22 x 2.44)

Bath Room
7'8" x 6'0" (2.34 x 1.83)

Rear Garden

Off Road Parking

Garage

FEATURES

- Detached Bungalow
- Two Bedrooms
- Sought After Village Location
- Modern Kitchen Breakfast Room
- Conservatory
- Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage

