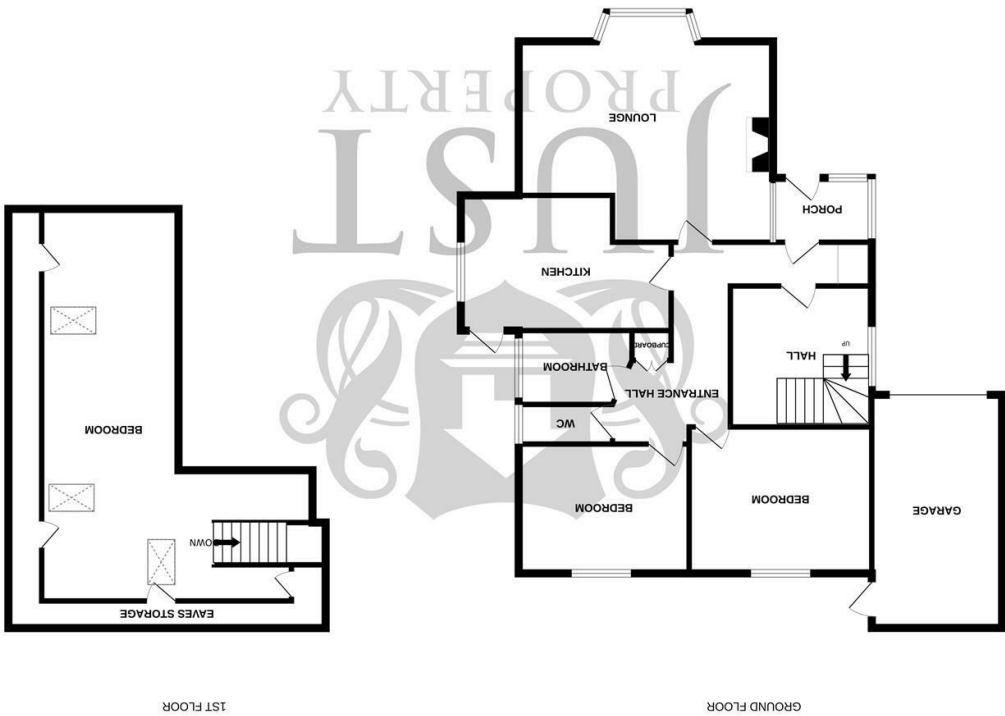




Energy Efficiency Rating		
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	Current	Potential
	Very energy efficient - lower running costs	
	Not energy efficient - higher running costs	
	EU Directive 2002/91/EC	
	England & Wales	



These drawings have been made to ensure the accuracy of the property contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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. Plans with Metreplan 2002.



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FLOORPLANS

43 Knowle Road, Fairlight, TN35 4AT



3 Bedrooms 1 Receptions 1 Bathrooms 1194.79 sq ft

43 Knowle Road, Fairlight, TN35 4AT



Freehold
£415,000







Freehold

£415,000



 3 Bedrooms

 1 Receptions

 1 Bathrooms

 1194.79 sq ft

PROPERTY DETAILS

*** CHAIN FREE ***

A beautifully presented and recently redecorated three-bedroom detached chalet bungalow, located on a sought-after road in the desirable village of Fairlight.

The property enjoys a convenient position within walking distance of Knowle Wood and local bus routes providing connections to the historic coastal towns of Hastings and Rye. Fairlight village also benefits from a local farm shop and access to scenic countryside and coastal walks including Hastings Country Park.

The accommodation is well arranged and versatile, beginning with an entrance porch leading into a welcoming hallway. The dual-aspect lounge/dining room is a bright and inviting room featuring a bay window and wood-burning stove, creating a cosy focal point.

The modern fitted kitchen offers a range of contemporary units with integrated appliances and provides access to the rear garden. There are two well-proportioned bedrooms on the ground floor, along with a bathroom and separate W.C., offering flexibility for those seeking single-level living if required.

To the first floor, a spacious landing area is currently used as a study space and leads through to a generous double bedroom with Velux windows and useful eaves storage.

Externally, the property enjoys a well-maintained front garden with established planting, along with a block-paved driveway providing off-road parking for several vehicles and access to the garage. There is also planning in place for a two-story extension, offering exciting scope for further enlargement and future flexibility, subject to the relevant consents : RR/2023/2046/P

The rear garden is a particular feature of the home, offering a patio seating area and lawn with planted borders, and backing onto Knowle Stream, creating a pleasant and peaceful setting.

Further benefits include gas-fired central heating and double glazing throughout.

ROOM DIMENSIONS

Double Glazed Front Door	Master Bedroom
Porch	8'5"3" max narrowing to 3'6"1"13'1" x 4'2"7"9'10" n (26' max narrowing to 11'4" x 13'3" narrowing to 7'2")
Entrance Hall	Garage
Lounge-Diner	Rear Garden
18'4" x 17'5" (5.61m x 5.31m)	
Kitchen	
11'1" x 9'8" (3.40m x 2.97m)	
Bedroom	
13'5" x 11'3" (4.11m x 3.45m)	
Bedroom	
12'4" x 9'6" (3.78m x 2.90m)	
Shower Room	
Separate Wc	
Inner Hall/ Walk-In Wardrobe	

FEATURES

- Link-Detached Bungalow
- Good Sized Rear Garden
- Garage & Parking
- Three Bedrooms
- Wood Burner
- Modern Kitchen
- Shower Room & Separate WC
- Bay Fronted Lounge-Diner
- Council Tax Band D
- Planning: RR/2023/2046/P



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.