



Merok Broadway, Hastings, TN35 4DA

FLOORPLANS



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JUST COUNTRY

3 Bedrooms 2 Receptions 1 Bathrooms sq ft

Freehold

£399,950

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PROPERTY DETAILS

Just Property are delighted to present Merok, a distinctive split-level, timber-framed bungalow set on a wonderfully generous and private plot within one of Fairlight's most desirable roads. Offering versatile accommodation arranged over two levels, this charming home enjoys a peaceful woodland backdrop and exceptional seclusion while remaining close to the center of the village.

The ground floor features a welcoming entrance hall, a bright living room, a well-appointed kitchen opening onto a superb sun terrace, a family bathroom, and two bedrooms positioned to the front of the property.

The lower ground (basement) level provides outstanding flexibility, comprising a large reception room, a further reception/bedroom, a utility room, store room, and a separate W.C. This versatile space presents excellent potential for guest accommodation, a home office, hobby area, or multi-generational living.

Externally, Merok enjoys extensive gardens mainly laid to lawn, gradually leading down to an attractive area of woodland and a stream, creating a unique and tranquil setting. The plot provides exceptional privacy, with the additional benefits of gated off-road parking for multiple vehicles.

Perfectly positioned within the village, the property is a short walk from the local pub, hairdresser, and village hall, and is ideally placed for access to stunning coastal and countryside walks. Bus services from Waites Lane offer convenient transport links to Hastings, Rye, and Pett Level Beach.

Properties offering this level of space, seclusion, and versatility in such a sought-after location rarely come to market. Viewing is highly recommended through Just Property, the sole agents.

ROOM DIMENSIONS

Front Door	Store Room
Entrance Hall	Reception Room 18'3" x 9'8" (5.57 x 2.95)
Bedroom 11'5" x 11'2" (3.50 x 3.42)	Front & Rear Gardens
Bedroom 11'2" x 7'6" (3.42 x 2.29)	Off Road Parking
Living Room 15'3" x 9'8" (4.67 x 2.97)	
Bathroom	
Kitchen Breakfast Room 11'5" x 11'5" (3.50 x 3.49)	
Stairs down to	
Utility Room 10'6" x 9'7" (3.22 x 2.94)	
Bedroom/ Reception Room 22'1" x 9'7" (6.75 x 2.94)	

FEATURES

- *** Chain Free ***
- Detached Split Level Bungalow
- Three Bedrooms
- In Need of Modernization
- Mature Front & Rear Gardens
- Sought After Village Location
- Kitchen Breakfast Room
- Gas Central Heating & Double Glazing
- New Boiler installed August 2025

