



BURGESS & CO.  
01424 222255

18 Meadow Way, Fairlight, TN35 4BN

£499,950 Freehold





Burgess & Co are delighted to bring to the market this exceptional detached bungalow, occupying a good size corner plot and enjoying far reaching views towards the English Channel & Rye Bay. Ideally situated in the sought after village of Fairlight being close to nearby coastal & countryside walks, a local village pub, a farm shop and regular bus services running to and from the historic towns of Hastings & Rye. The bungalow has undergone complete renovation and the versatile accommodation comprises a porch, an entrance hall, a 21'9 dual aspect living room, a sun room/dining room which overlooks the rear garden, and a modern kitchen. The main bedroom enjoys far reaching views as well as an en-suite shower room, there are two further double bedrooms and a modern family bathroom. The property benefits from gas central heating, double glazing, a gated driveway providing off road parking and access to an integral garage. A particular feature are the wrap around gardens which includes a charming front garden area with a raised vegetable garden to one side and the rear garden is beautifully landscaped with a raised summerhouse and an insulated workshop/office. Viewing is essential to be able to truly appreciate all that this property has to offer as well as the tranquil location.

**Porch**  
9'6 x 6'0  
With double glazed sliding door, double glazed windows, wooden glazed doors to

**Entrance Hall**  
13'6 x 8'8  
With radiator, parquet flooring, inset ceiling spotlights, access to boarded loft via retractable ladder, built-in cupboard, built-in airing cupboard.

**Living Room**  
21'9 x 12'7  
A bright dual aspect room with two radiators, parquet flooring, feature electric fireplace, inset ceiling spotlights, double glazed window to the front, double doors opening to Sun Room. Door to

**Bedroom Three**  
10'2 x 9'1  
With radiator, double glazed window to the rear.

**Sun Room**  
13'10 x 9'6  
With inset ceiling spotlights, underfloor electric heating, double glazed windows, double glazed sliding patio door to garden. Opening to

**Kitchen**  
12'2 x 9'9  
Comprising matching range of modern wall, base & drawer units, worksurfaces, inset stainless steel 1 & 1/2 bowl sink unit, tiled splashbacks, Stoves Range cooker with extractor hood over, space for washing machine, space for fridge/freezer, inset ceiling spotlights, wall mounted Worcester boiler, double glazed window to the rear. Door to Entrance Hall.

**Bedroom One**  
14'10 x 12'4  
With radiator, dual aspect with double glazed window to the front & side, enjoying far reaching views towards the English Channel towards Rye Bay. Door to

**En-suite Shower Room**  
Comprising shower cubicle with electric shower, low level w.c, vanity unit with inset wash hand basin, white heated towel radiator, LED mirror with shaver point, extractor fan.

**Bedroom Two**  
12'1 x 9'4  
With radiator, fitted wardrobes, double glazed window to the rear.

**Bathroom**  
8'4 x 6'0  
Comprising panelled bath, vanity unit with inset wash hand basin & low level w.c, tiled splashbacks, double glazed frosted window to the side.

**Outside**  
To the front there is a gated driveway providing off road parking leading to a garage. The garden wraps around the property and consists of a delightful front garden area with mature plants & shrubs and there is a raised vegetable garden to the side with a timber potting shed. To the rear the garden is a particular feature with central patio area, raised flowerbeds housing a variety of flowers & shrubs, steps & a bridge lead to a raised summerhouse which overlooks the village & enjoys view towards the sea. Further steps lead down to another patio area with access to a Workshop/Office and there is also access to both sides of the bungalow.

**Workshop**  
15'9 x 7'5  
Being fully insulated with lighting & power, window to the side.

**Integral Garage**  
17'1 x 9'1  
With up & over door, double glazed window to the side.

**NB**  
Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

