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Outbuilding   Floor Plan

Bedroom
14'10" x 12'4"
4.52m x 3.76m

Porch
9'6" x 6'0"
2.90m x 1.83m

Garage
17'1" x 9'1"
5.21m x 2.77m

Workshop
15'9" x 7'5"
4.80m x 2.26m

En-suite

Bathroom
8'4" x 6'0"
2.54m x 1.83m

Hall
13'6" x 8'8"
4.11m x 2.64m

Living Room
21'9" x 12'7"
6.63m x 3.84m

Bedroom
12'1" x 9'4"
3.68m x 2.84m

Kitchen
12'2" x 9'9"
3.71m x 2.97m

Bedroom
10'2" x 9'1"
3.10m x 2.77m

Sun Room
13'10" x 9'6"
4.22m x 2.90m

Approximate Gross Internal Floor Area
1407.64 sq. f / 130.77 sq. m

Meadow Way

N S E W compass
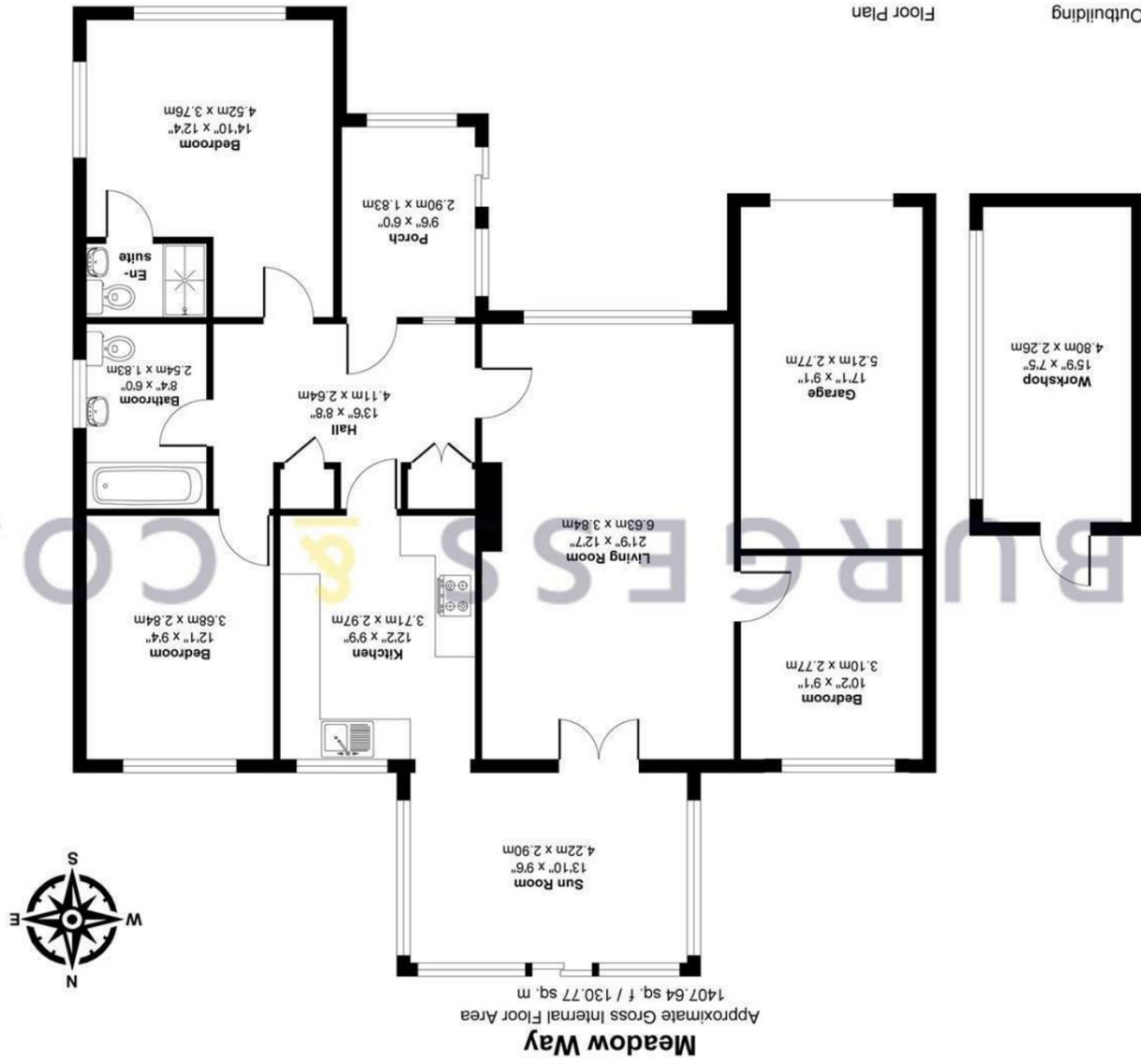
BURGESS & CO.
01424 222255

18 Meadow Way, Fairlight, TN35 4BN

Offers Over
£475,000 Freehold

🛏 3   🛁 2   🛋 2

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**		
(69-80) **C**		
(55-68) **D**		82
(39-54) **E**	68	
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC