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**Pinecroft 36 Rockmead Road, Fairlight, East Sussex TN35 4DJ
Offers In Excess Of £350,000 Freehold**

Nestled in the charming village of Fairlight, Rockmead Road presents an exceptional opportunity to acquire a beautifully maintained detached bungalow. This modern residence features three well-proportioned bedrooms and a spacious living area, making it an ideal home for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a generous 17ft living room that flows seamlessly into a delightful double-glazed conservatory, providing a perfect spot to relax while enjoying views of the expansive rear garden. The modern fitted kitchen is equipped with integrated appliances, ensuring both style and functionality for your culinary needs. The property boasts a family bathroom and ample storage throughout, enhancing the practicality of the living space. Outside, the approximately 150ft garden is predominantly laid to lawn, adorned with vibrant flower beds and shrubs, offering a tranquil outdoor haven for gardening enthusiasts or those who simply wish to unwind in nature. Parking is a breeze with space for up to five vehicles, complemented by a detached garage for additional convenience. The bungalow is equipped with gas-fired central heating and UPVC double glazing, ensuring comfort and energy efficiency year-round. Situated in a central location, residents will benefit from easy access to local amenities, including a village store, post office, farm shop, hairdressers, and a welcoming pub. Regular bus services on Waites Lane connect you to the historic towns of Hastings and Rye, while the nearby Hastings Country Park and coastal walks provide endless opportunities for outdoor exploration. This delightful property is offered chain-free, making it an attractive prospect for those looking to move swiftly into their new home. Don't miss the chance to make this lovely bungalow your own in the picturesque setting of Fairlight.





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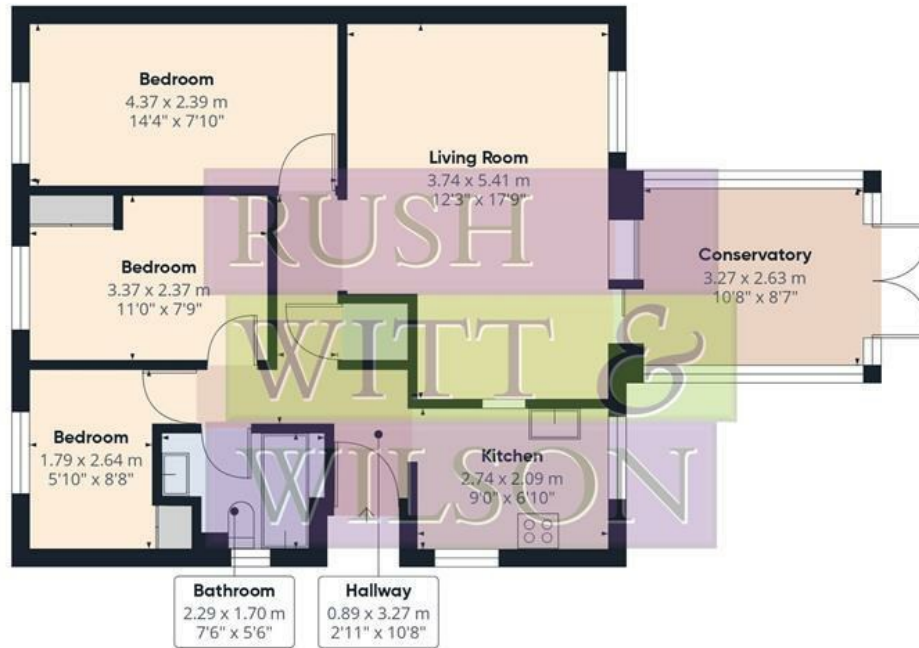


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Floor 0 Building 1

Approximate total area⁽¹⁾

83.9 m²

901 ft²

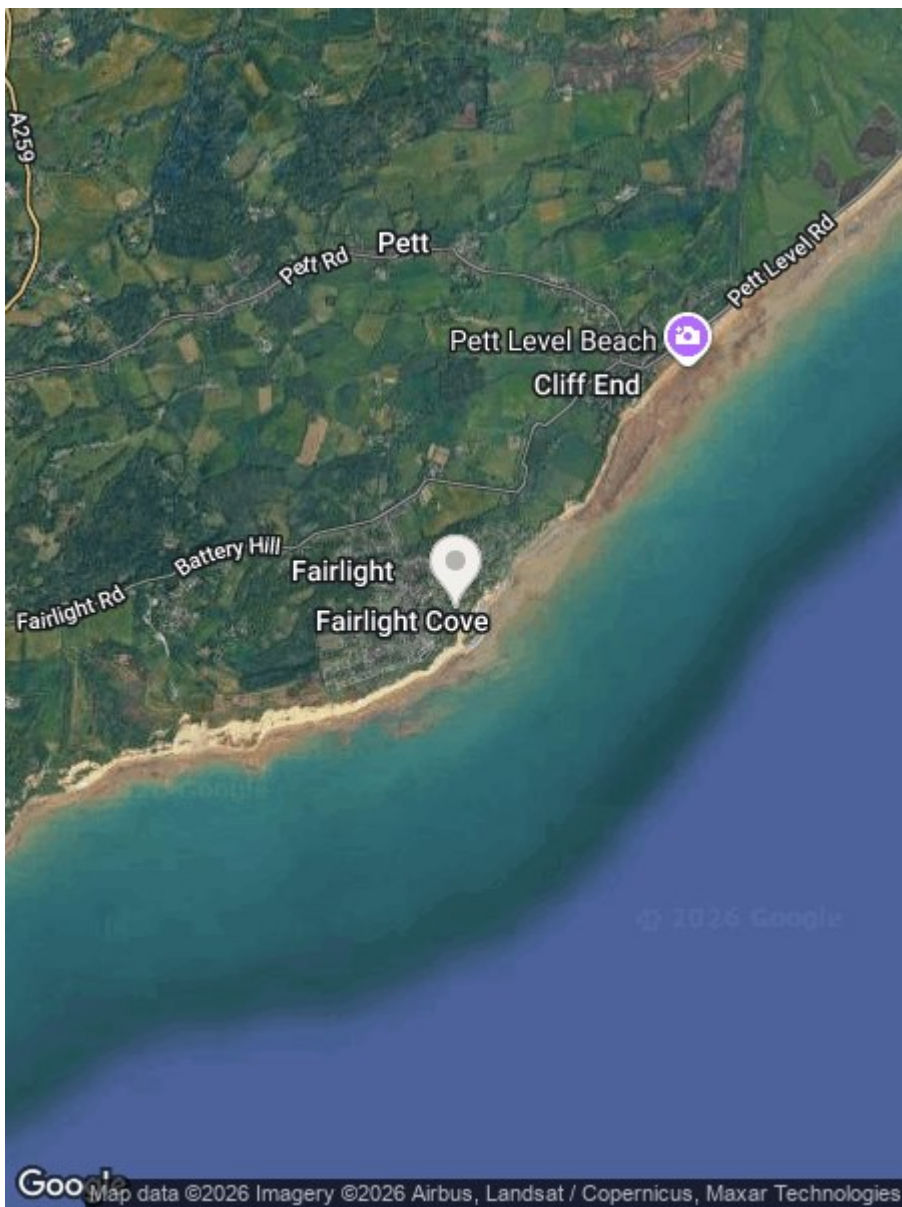


Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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