2 Smugglers Way, Hastings, TN35 4DG

Offers In The Region Of £400,000 Freehold

A beautifully presented and deceptively spacious three-bedroom detached bungalow, occupying a generous corner plot in the highly sought-after village of Fairlight. Ideally positioned for stunning countryside and coastal walks, including Hastings Country Park via Channel Way, the property also benefits from convenient bus links along Shepherds Way to the historic towns of Hastings and Rye.

Finished to an exceptional standard throughout, this immaculate home offers versatile, well-proportioned accommodation centred around an impressive dual-aspect living/dining room. Filled with natural light, this inviting space features a striking central chimney breast with a real flame gas fireplace and doors opening onto a decked seating area, creating the perfect setting for both relaxing and entertaining. The well-appointed fitted kitchen is equipped with a range of integrated appliances and is complemented by a separate utility room for added practicality. There are two generous double bedrooms, with fitted wardrobes to the principal bedroom, while the second benefits from an en-suite shower room. A third bedroom, ideal as a home office or guest room, also enjoys fitted storage. The accommodation is completed by a stylish family bathroom featuring a contemporary P-shaped bath with shower. Externally, the property continues to impress with beautifully maintained wrap-around gardens offering a high degree of privacy and seclusion. A decked terrace adjoins the living room, while a south-facing patio with an attractive koi pond provides a tranquil outdoor retreat. Further areas of lawn and mature, well-stocked flower beds enhance the garden, creating a wonderful space to enjoy throughout the seasons. To the front, an open-plan lawn and block-paved driveway provide off-road parking and lead to an integral garage with an electric roller door and personal side access.

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Approximate total area[1]

110.3 m²

1189 ft²

(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.

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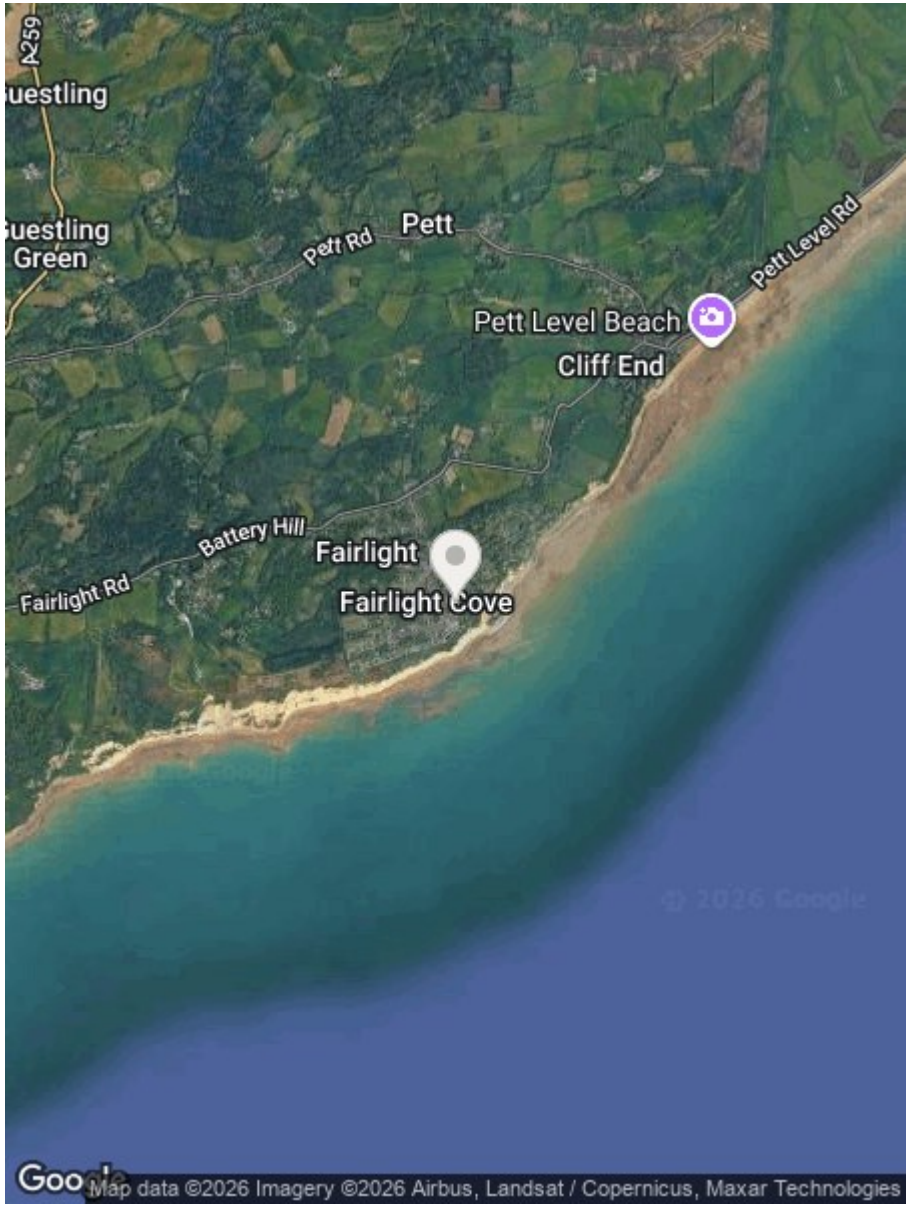

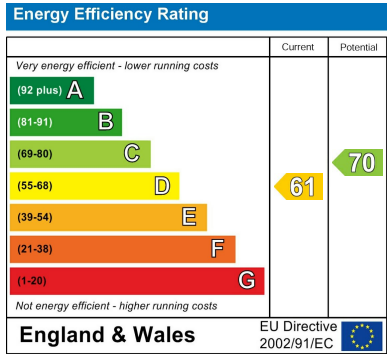

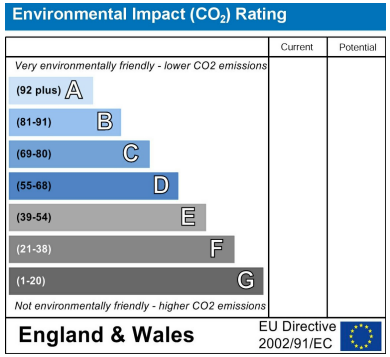

Council Tax Band - E

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.

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