

**RUSH
WITT &
WILSON**



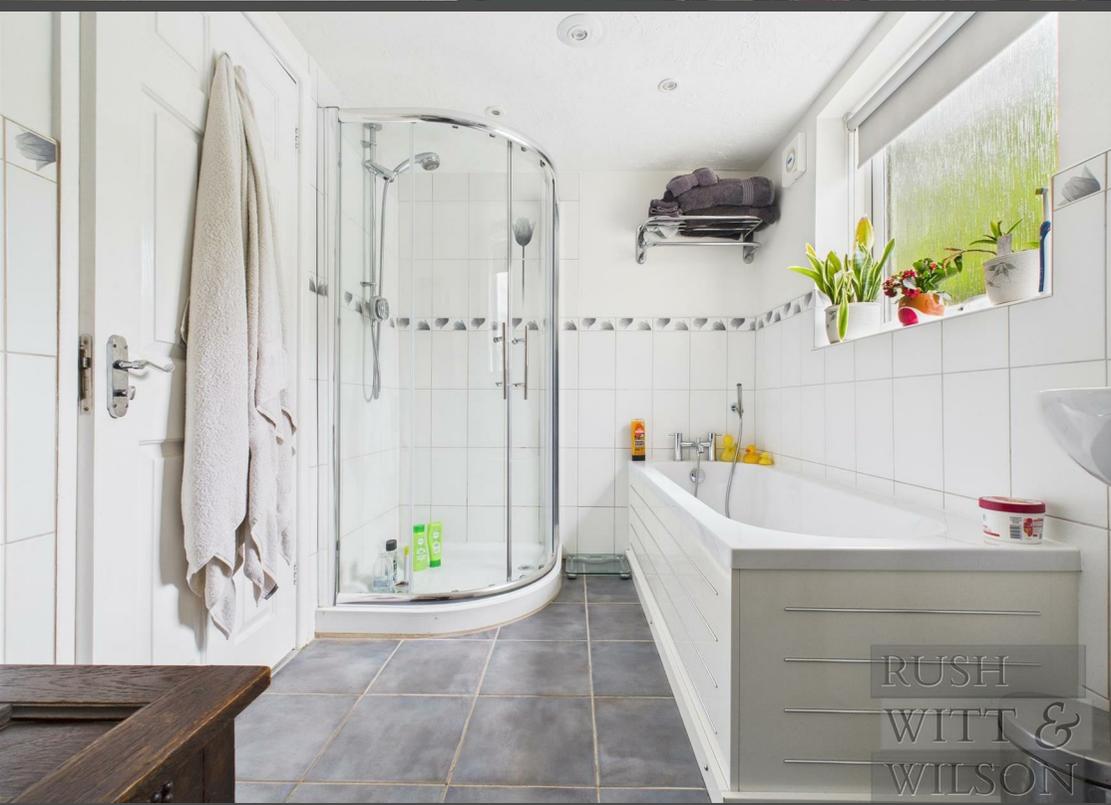
**Hysted Fairlight Road, Hastings, TN35 4AA
Guide Price £850,000 - £900,000 Freehold**

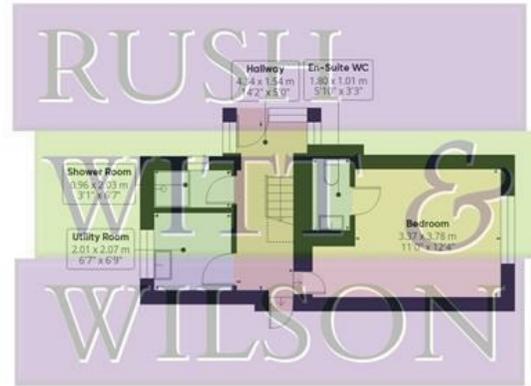
****GUIDE PRICE £850,000 - £900,000****

Nestled on Fairlight Road in the charming town of Hastings, this attractive detached chalet bungalow offers a delightful blend of comfort and scenic beauty. With three spacious double bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the abundance of natural light that fills the living areas. The layout is thoughtfully designed, providing a seamless flow between rooms, making it ideal for both relaxation and entertaining. One of the standout features of this home is the outstanding countryside views that can be enjoyed from various vantage points throughout the property. Imagine waking up to the serene sights of nature, or unwinding in the evenings while taking in the picturesque landscape. The plot offers ample outdoor space, perfect for gardening enthusiasts or for children to play safely. The tranquil surroundings provide a peaceful retreat from the hustle and bustle of everyday life, while still being conveniently located near local amenities and transport links. This property is not just a house; it is a home that promises a lifestyle of comfort and beauty. Whether you are looking to settle down or invest in a property with great potential, this chalet bungalow on Fairlight Road is a must-see. Don't miss the opportunity to make this stunning residence your own.

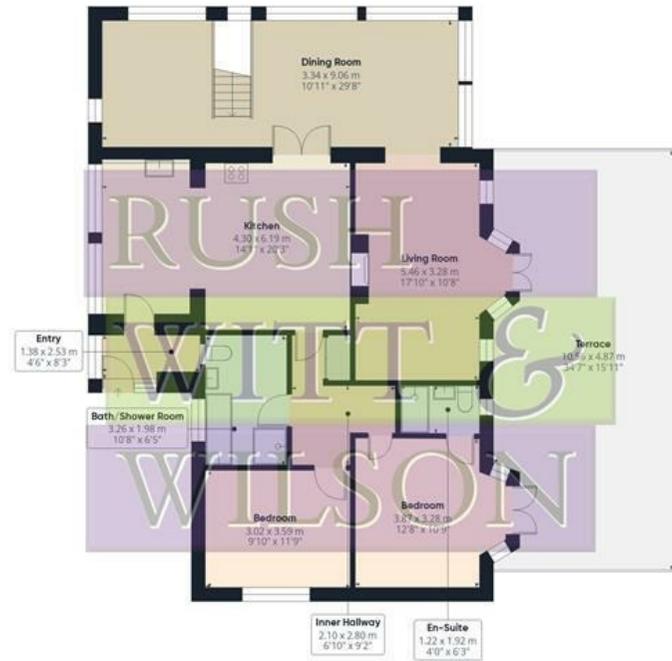








Floor 0



Floor 1

Approximate total area⁽¹⁾

149.4 m²
1607 ft²

Balconies and terraces

50 m²
538 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

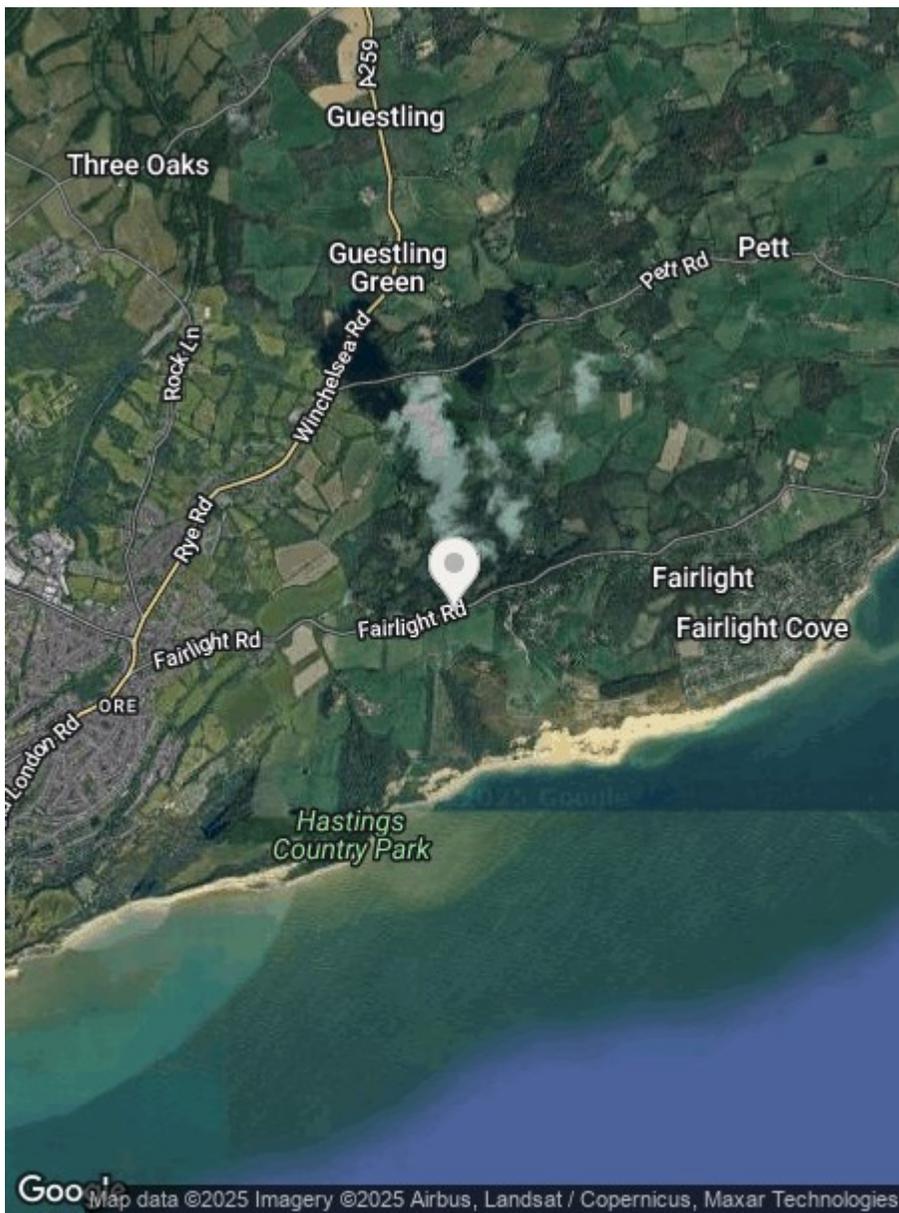
Below 1.5 m/5 ft

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		94	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		



None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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