



**16, Fairlight Avenue, Hastings, TN35 5HS**

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**Price £440,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this ATTRACTIVE OLDER STYLE TWO BEDROOM, plus LOFT ROOM, BUNGALOW, positioned on this sought-after and RARELY AVAILABLE road within the northern outskirts of Hastings. The property has LOVELY VIEWS extending over open fields, to the Old Town and out to sea. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, SUN ROOM, inner hall providing access to TWO DOUBLE BEDROOMS, a SHOWER ROOM and a SEPARATE WC. In addition, there is a LOFT ROOM that is accessible via a pull down ladder, with a Dorma window facing the front. There are also modern comforts including gas fired central heating and double glazing. The property is IN NEED OF MODERNISATION but offers lots of potential for further improvement.

Externally, the property has a sympathetically LANDSCAPED REAR GARDEN backing onto open fields and also benefitting from those LOVELY SEA VIEWS. There is also an ATTACHED GARAGE and OFF ROAD PARKING.

Situated within easy reach of Hastings Country Park, amenities situated within Ore Village and popular schooling establishments. The property is ideal for anyone seeking a home in this SUPERB ROAD with lots of potential to improve.

Viewing comes highly recommended, please call the owners agents now to book and avoid disappointment.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Further door opening into:

#### **LIVING ROOM**

bay (bay)

17' max narrowing to 12'9 x 12'8 into bay (5.18m max narrowing to 3.89m x 3.86m into)

Currently arranged as a dining room. Tiled fireplace, radiator, double glazed bay window to front aspect with views onto the front garden, door leading to:

#### **DINING ROOM**

13'2 into bay max x 12'8 (4.01m into bay max x 3.86m)

Tiled fireplace, built in cupboard, radiator, door to inner hall, doorway leading to kitchen, French doors and window to rear aspect with lovely views extending over open fields and to the sea, further French doors opening to a sun room.

#### **KITCHEN**

11'1 x 8'7 (3.38m x 2.62m )

Built with a matching range of eye and base level cupboards and drawers with worksurfaces

over, space for gas cooker, space for tall fridge freezer and tumble dryer, part tiled walls, breakfast bar seating area, door to integral garage, pantry style cupboard with window housing the gas meter, double glazed door to side aspect providing access to both the front and rear gardens, double glazed window to rear aspect with lovely views extending over the garden, beyond to open fields and the sea.

#### **SUN ROOM**

19'5 max x 4'9 narrowing to 3'3 (5.92m max x 1.45m narrowing to 0.99m)

Lovely views extending over the garden, far reaching views over open fields to the sea.

Offering a lovely space to sit and enjoy a quiet moment, having ample space for table and chairs. Double glazed door opening to the rear garden.

#### **INNER HALL**

Providing access to the bedrooms, shower room and wc.

#### **BEDROOM**

12'8 x 12'6 into bay (3.86m x 3.81m into bay )

Radiator, coving to ceiling, double glazed bay window to front aspect.

#### **BEDROOM**

12'4 x 9'4 (3.76m x 2.84m)

Radiator, double glazed bay window to rear aspect having lovely views over the garden, far reaching views over open fields and to the sea.

#### **SHOWER ROOM**

Walk in shower enclosure with shower, pedestal wash hand basin, heated towel rail, part tiled walls, window with obscured glass to rear aspect.

#### **SEPARATE WC**

Dual flush low level wc, window to rear aspect with pattern glass for privacy.

#### **INTEGRAL GARAGE**

14'8 x 8' (4.47m x 2.44m)

Housing the boiler, space for storage.

#### **REAR GARDEN**

Lovely and landscaped with plenty of lawned areas, established plants and shrubs, sympathetically terraced to get the most out of the garden, with lovely views backing onto open fields and some far reaching views down the valley, towards the Old Town and out to sea. There are also fenced boundaries and a small pond.

#### **OUTSIDE - FRONT**

Lawn to either side of a pathway leading to a front door, driveway providing off road parking.

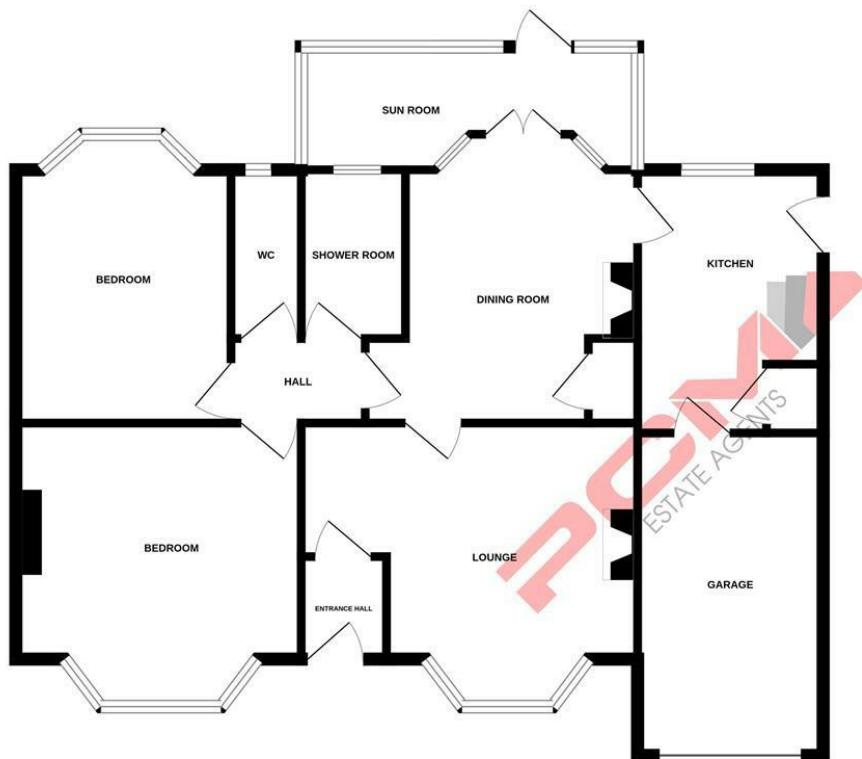
Council Tax Band: D



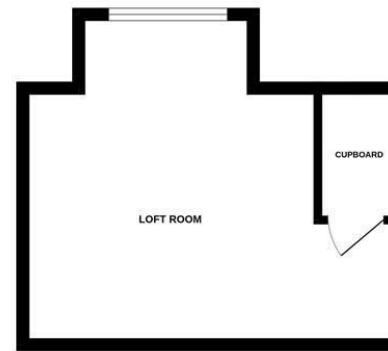




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.