



**24B, Meadow Way, Fairlight, TN35 4BN**

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**Price £379,950**

PCM Estate Agents are delighted to present to the market this exceptionally well-presented DETACHED TWO DOUBLE BEDROOM, plus LOFT ROOM, BUNGALOW conveniently positioned on this sought-after road within Fairlight, within easy reach of local amenities.

Offering well-proportioned accommodation comprising a welcoming entrance porch leading to the entrance hall, LOUNGE-DINING ROOM with large window to front elevation, MODERN KITCHEN & MODERN SHOWER ROOM, TWO DOUBLE BEDROOMS and a LOFT ROOM accessed via a pull down ladder. There are modern comforts including gas fired central heating, double glazing and hard wood PARQUET FLOORING in the entrance hall and lounge-dining room.

Externally there is a block paved drive providing OFF ROAD PARKING and an ATTACHED GARAGE with electric up and over door and an ENCLOSED WRAP AROUND GARDEN.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **PORCH**

Offering a welcoming space to take off shoes and coats, part brick construction with double glazed windows either side of the front door, step up to a double glazed door opening to:

#### **ENTRANCE HALL**

Spacious with hard wood parquet flooring, radiator, built in storage, loft hatch with wooden pull down ladder, coving to ceiling.

#### **LOUNGE-DINER**

21'6 max x 11'2 (6.55m max x 3.40m)

Serving hatch through to kitchen, radiators, coving to ceiling, solid wood parquet flooring, television point, light room having a large double glazed window to front aspect.

#### **KITCHEN**

11'5 x 8'7 (3.48m x 2.62m)

Down lights, coving to ceiling, serving hatch through to the lounge-diner, wood laminate flooring, part tiled walls, Shaker style kitchen fitted with a matching

range of eye and base level cupboards and drawers with worksurfaces over, Lamona electric hob with fitted cooker hood over, waist level double oven and grill, space for tall fridge freezer, integrated washer/ dryer, inset one & ½ bowl drainer-sink unit with mixer tap, double glazed window and door to side elevation providing access to the garden.

#### **BEDROOM**

12'9 x 10'9 (3.89m x 3.28m)

Coving to ceiling, radiator, double glazed window to rear aspect.

#### **BEDROOM**

10' x 10' (3.05m x 3.05m)

Coving to ceiling, radiator, built in wardrobe, double glazed window to rear aspect.

#### **SHOWER ROOM**

Large walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ample built in storage, chrome ladder style heated towel rail, tiled flooring, tiled walls, aquabording, down lights, double glazed obscured glass window to rear aspect.

#### **LOFT ROOM**

18'3 x 10'8 (5.56m x 3.25m)

Access to eaves storage, built in cupboard with hanging rail and shelving, radiator, power and light, Velux style window to side/ front aspect with views over Fairlight and partial views of the sea.

#### **OUTSIDE- FRONT**

Bloc paved driveway providing off road parking, section of lawned front garden, established planted borders.

#### **ATTACHED GARAGE**

18' x 8' (5.49m x 2.44m)

Large double glazed window to rear elevation, consumer unit for the electrics, electric up and over door, power, wall mounted boiler, space and plumbing for washing machine and tumble dryer.

#### **REAR GARDEN**

Wrapping around the side and rear elevations, enclosed with gated access down both side elevations to the front, outside water tap, section of lawn, patio, summer house/ studio (10' x 8'), established planted borders.

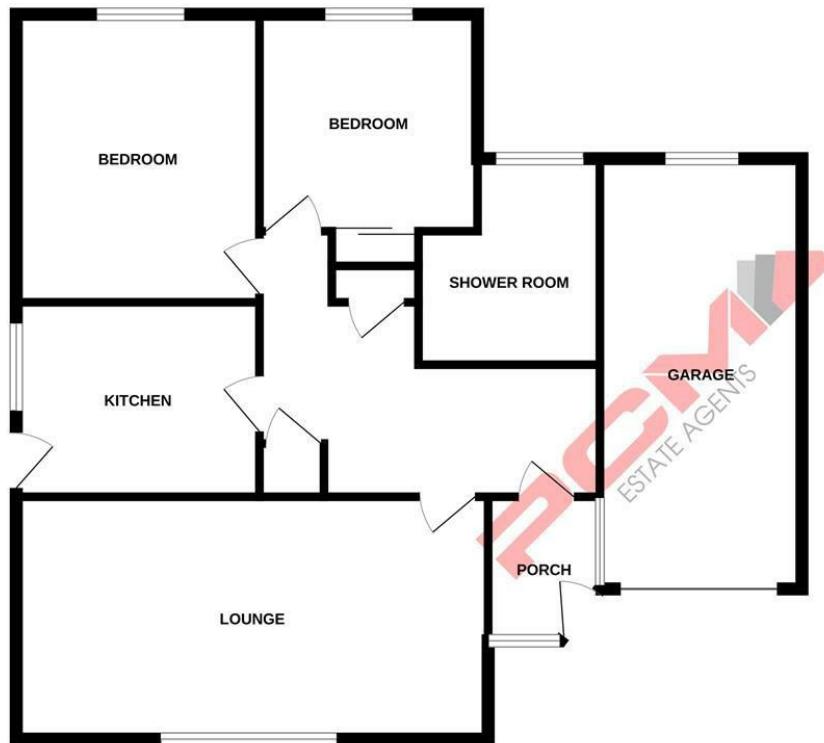
Council Tax Band: D



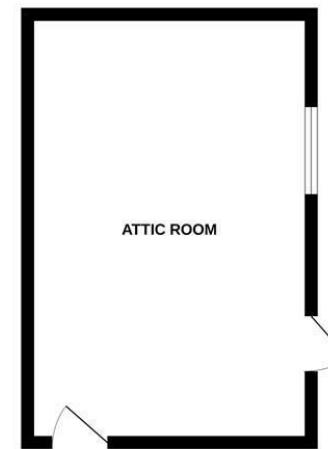




GROUND FLOOR



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.