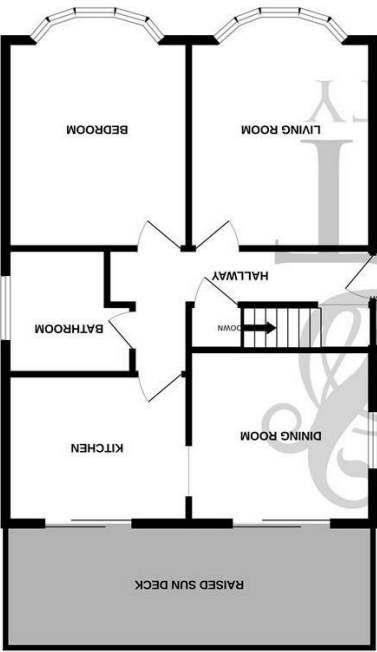
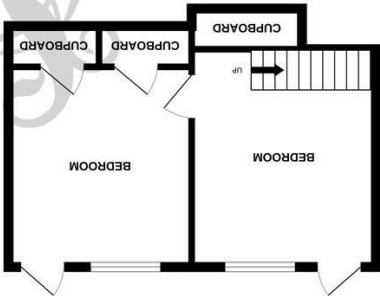




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
57		
81		



GROUND FLOOR



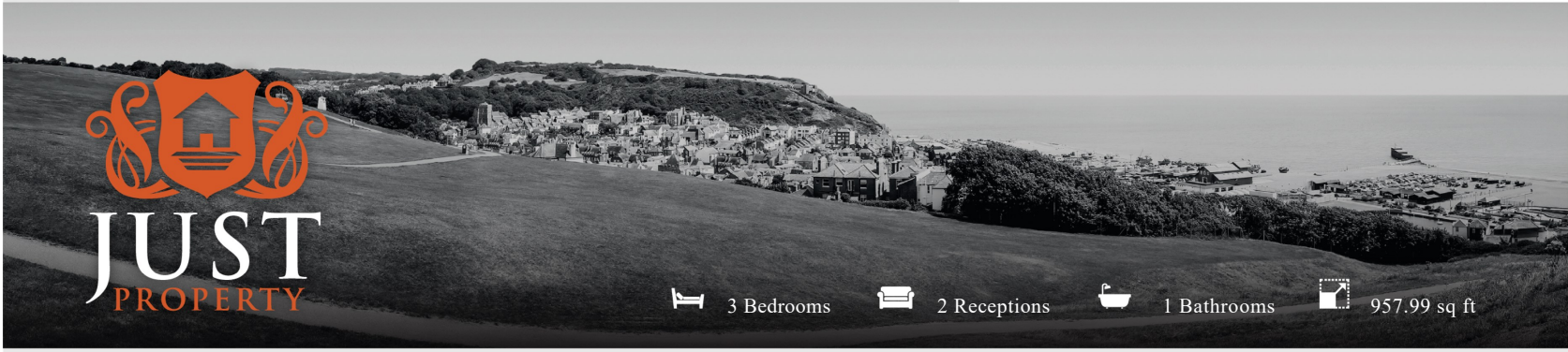
GARDEN LEVEL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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3 Bedrooms 2 Receptions 1 Bathrooms 957.99 sq ft

32 Fairlight Avenue, Hastings, TN35 5HS

Freehold

£415,000







Freehold

£415,000



## PROPERTY DETAILS

\*\*\* CHAIN FREE \*\*\*

Located in the sought-after Clive Vale area, this detached three-bedroom chalet bungalow offers generous accommodation and attractive views across the surrounding countryside. The property is within easy reach of Ore Village, Hastings Old Town and the seafront, making it a well-placed family home.

The ground floor includes a bright bay-fronted living room, a fitted kitchen with plenty of storage and a connecting dining room. Both the kitchen and dining room open onto the rear garden through sliding doors. Also on this level is a double bedroom with built-in wardrobes, along with a family bathroom fitted with a bath and shower over.

On the lower floor there are two further bedrooms, each with direct access to the garden.

The rear garden is a key feature, with a raised decked area ideal for outdoor dining, a good-sized lawn bordered by mature shrubs and trees, a storage shed, and a separate garden studio suitable for use as a home office or hobby room.

This is a well-presented home in a popular location and an opportunity not to be missed.

## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	11'10" x 9'7" (3.63 x 2.94)
Entrance Hall	Rear Garden
Kitchen	Far Reaching Countryside Views
10'8" x 8'9" (3.27 x 2.69)	
Dining Room	
10'8" x 10'2" (3.27 x 3.12)	
Rear Sun Deck with Far Reaching Views	
Living room	
15'8" x 10'9" (4.80 x 3.30)	
Bedroom	
15'8" x 10'9" (4.80 x 3.30)	
Stairs Leading to Lower Ground Floor	
Bedroom	
12'4" x 10'3" (3.78 x 3.14 )	

## FEATURES

- \*\*\* CHAIN FREE \*\*\*
- Detached Chalet Style Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Beautiful Countryside Views
- Close to Local Amenities
- Well Presented Throughout
- Large Gardens
- Rear Sun Deck
- Viewing Considered Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.