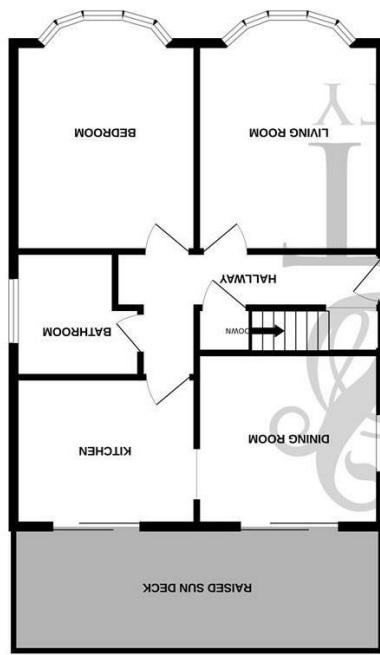
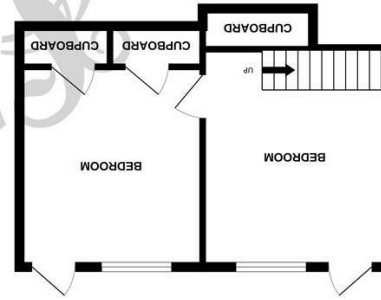


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	57
Potential	81



GROUND FLOOR



GARDEN LEVEL

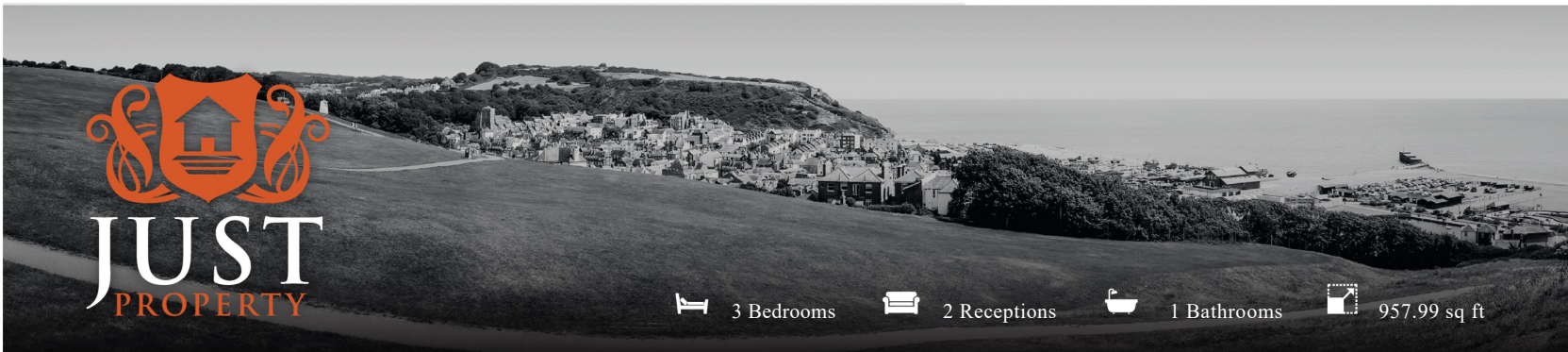
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of any rooms and fixtures are approximate and should be used as a guide only. This plan is for illustrative purposes only and should not be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Information Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FLOORPLANS

32 Fairlight Avenue, Hastings, TN35 5HS

www.justproperty.net

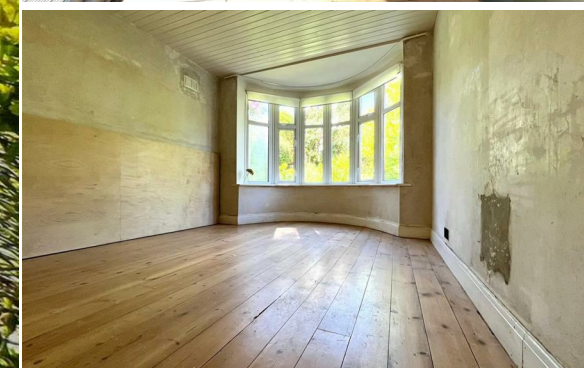


3 Bedrooms 2 Receptions 1 Bathrooms 957.99 sq ft

32 Fairlight Avenue, Hastings, TN35 5HS

Freehold

£400,000





Freehold

£400,000

3 Bedrooms 2 Receptions 1 Bathrooms 957.99 sq ft

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 11'10" x 9'7" (3.63 x 2.94)
Entrance Porch	Rear Garden
Entrance Hall	Far Reaching Countryside Views
Kitchen 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

