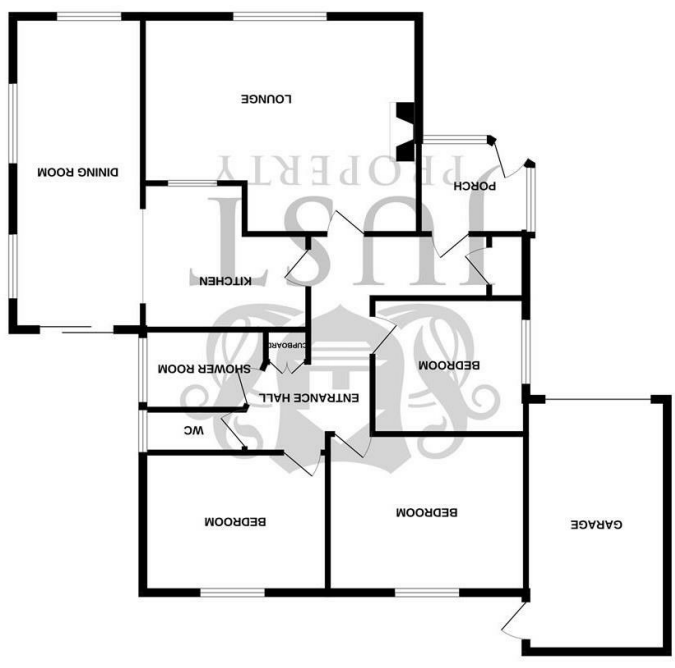


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	85



GROUND FLOOR



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FLOORPLANS

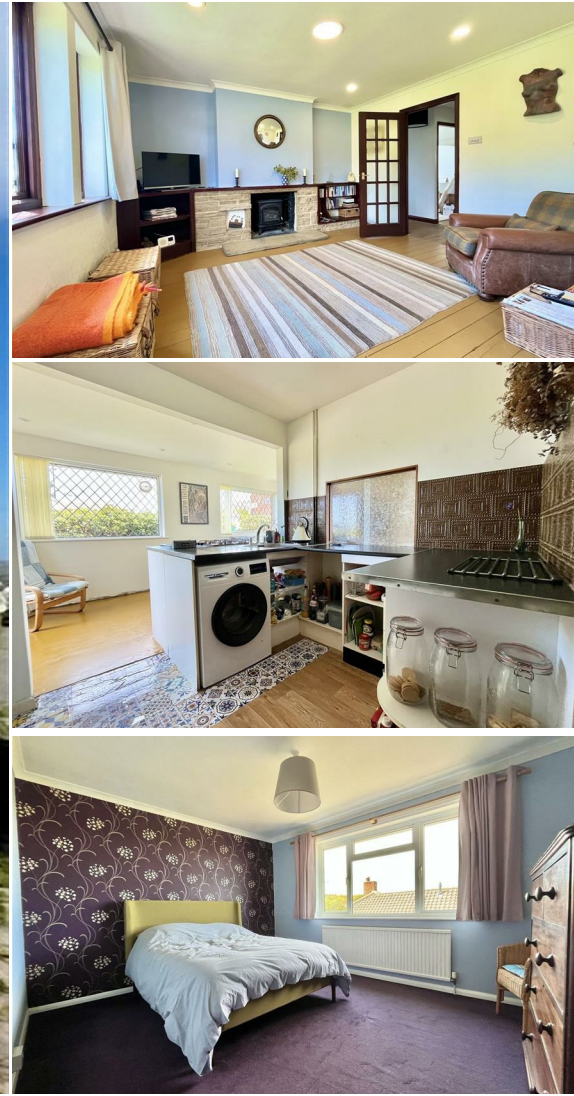


3 Bedrooms | 1 Receptions | 1 Bathrooms | 1011.81 sq ft

Freehold

£365,000

Kalkara, Bramble Way, Fairlight, TN35 4BH





Freehold

£365,000

3 Bedrooms 1 Receptions 1 Bathrooms 1011.81 sq ft

PROPERTY DETAILS

A deceptively spacious and well presented three bedroom link-detached bungalow, occupying a generous corner plot in the highly sought-after village of Fairlight. Enjoying attractive countryside views towards Pett from the rear, the property is ideally located within easy walking distance of local countryside and coastal walks, including Hastings Country Park.

This versatile single-story home offers well planned accommodation comprising a welcoming entrance porch and hallway, a bright and spacious lounge, and a fitted kitchen and open plan dining area with access to the rear garden. There are three well proportioned bedrooms, together with a modern shower room and separate WC, providing practical and comfortable living accommodation.

Outside, the property benefits from a driveway providing off-road parking and access to the attached single garage. The rear garden features a paved patio terrace with steps leading down to an area of lawn, all enjoying far-reaching views over the surrounding countryside.

Further benefits include double glazing and gas fired central heating. Viewing is highly recommended to fully appreciate the space, setting, and lifestyle offered by this desirable village home.



ROOM DIMENSIONS

Front Door	Separate WC
Entrance Porch	Front Garden
Entrance Hall	Rear Garden
Lounge 17'4" x 12'9" (5.28m x 3.89m)	Garage & Off Road Parking
Kitchen 11'3" x 9'8" (3.44 x 2.97)	
Dining Area 17'4" x 8'1" (5.29 x 2.47)	
Bedroom 13'5" x 10'8" (4.10 x 3.27)	
Bedroom 12'6" x 9'10" (3.82 x 3.02)	
Bedroom 10'4" x 7'11" (3.16 x 2.42)	
Shower Room	

FEATURES

- Extended Detached Bungalow
- Village Location
- Three Bedrooms
- 17'4" x 12'9" Living Room
- Kitchen/Breakfast Room
- Off Road Parking
- Garage
- Countryside Views
- Shower Room with Separate W.C

