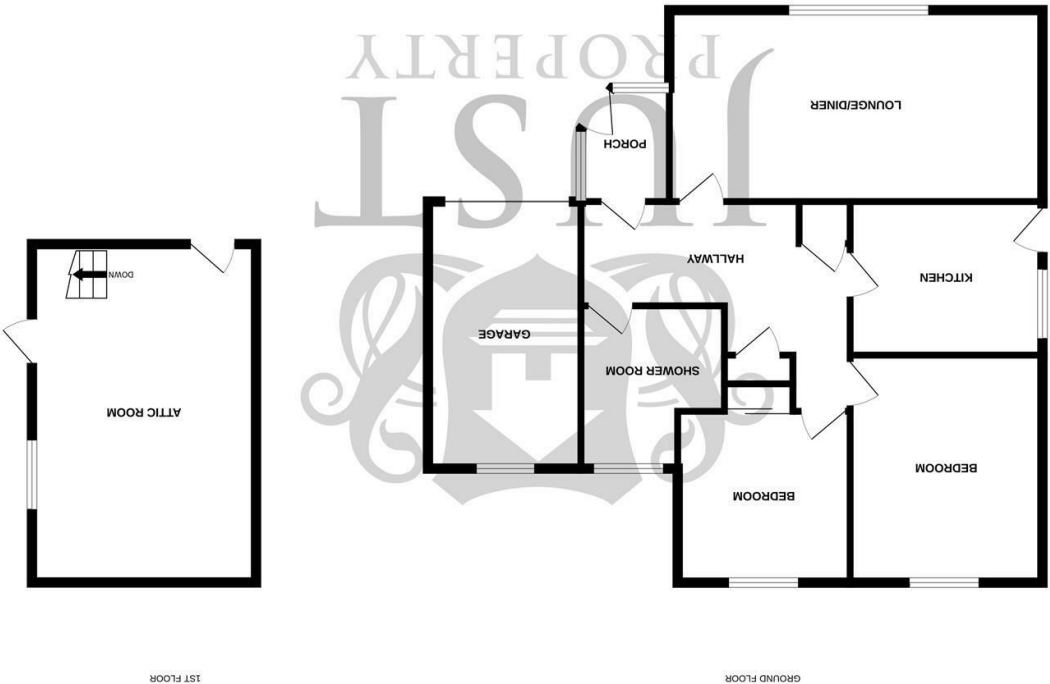




While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission. This plan is for guidance purposes only and should be used as a guide only. It is not intended to be used as a contract or a warranty. The services, systems and appliances shown have not been tested and no guarantee is given. Plans with Metropack 2024.



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

24b Meadow Way, Hastings, TN35 4BN

## FLOORPLANS



www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 807.29 sq ft

24b Meadow Way, Hastings, TN35 4BN

Freehold

£379,950







Freehold

£379,950



2 Bedrooms

1 Receptions

1 Bathrooms

807.29 sq ft

## PROPERTY DETAILS

An immaculately presented two double bedroom detached bungalow, situated in the heart of Fairlight village within immediate walking distance of local bus services on Waites Lane, connecting to the historic towns of Hastings and Rye. The property is also close to local countryside and coastal walks, with access from Channel Way directly into Hastings Country Park, as well as the Saxon Shore Line leading down to Pett Level and the beach.

The property is beautifully presented with comfortable living accommodation, including a large reception hallway, a 21'6 x 11'0 living room/diner, two double bedrooms, a modern fitted kitchen with built-in appliances, and a contemporary shower room/WC with a walk-in double shower cubicle.

In addition, there is a driveway to the front providing off-road parking and a garage with an electric up-and-over door. The gardens are small and manageable, being laid to lawn with paved patio areas.

Further benefits include an attic room (accessed via a loft ladder), gas-fired central heating, and double glazing.

To fully appreciate this property, a viewing is highly recommended by the vendors' choice of sole agents, Just Property.

## ROOM DIMENSIONS

Front Door	Off Road Parking
Entrance Porch	Garage
Reception Hall 14'11" x 10'0" (4.57 x 3.05)	Rear Garden
Living Room/Diner 21'5" x 10'11" (6.55 x 3.35)	Front Garden
Kitchen 11'6" x 8'11" ( 3.51 x 2.74)	
Bedroom 13'3" x 10'11" (4.04 x 3.35)	
Bedroom 10'2" x 10'0" (3.12 x 3.05)	
Shower Room 9'3" x 7'10" (2.82m x 2.39m)	
Loft Room (access via ladder) 17'10" x 10'9" (5.46m x 3.28m)	

## FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Sought After Village Location
- Immaculately Presented
- 21'6 Living Room/Diner
- 11'6 Fitted Kitchen
- Loft Room With Views
- Garage & Off Road Parking
- Enclosed Rear Garden
- Recently Restored Parquet Flooring



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.