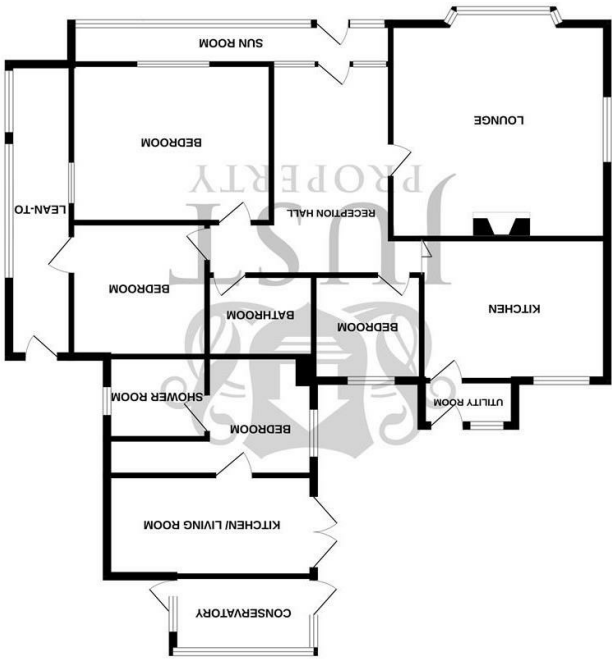




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	68	82
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR



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Edburton Shepherds Way, Fairlight, TN35 4BD

# FLOORPLANS

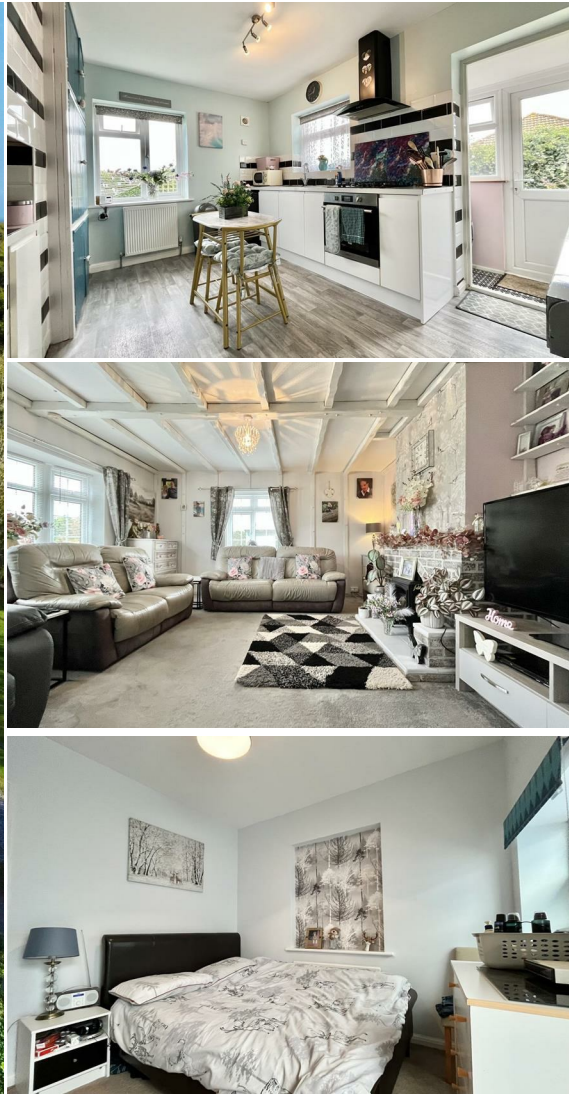


4 Bedrooms null Receptions 2 Bathrooms 1327.69 sq ft

Edburton Shepherds Way, Fairlight, TN35 4BD

Freehold

£575,000







Freehold

£575,000



## ROOM DIMENSIONS

Front Door

Sun Room  
23'3" x 3'8" (7.11 x 1.13)

Reception Hall  
14'4" x 8'10" (4.37 x 2.70)

Lounge  
15'1" x 14'10" (4.60m x 4.52m)

Kitchen  
12'11" x 9'10" (3.94 x 3.01)

Utility Room

Bedroom  
9'10" x 7'6" (3.01 x 2.30)

Bathroom  
9'0" x 6'5" (2.76 x 1.98)

Bedroom  
13'11" x 10'11" (4.25 x 3.35)

Bedroom  
9'10" x 9'6" (3.01 x 2.92)

Lean-To  
22'10" x 3'8" (6.96 x 1.13)

Private access to Annex

Open PPlan Kitchen/ Living Room  
20'7" x 8'2" (6.29 x 2.49)

Conservatory  
12'10" x 6'2" (3.93 x 1.88)

Bedroom  
13'6" x 9'0" (4.14 x 2.75)

Shower Room  
7'0" x 4'1" (2.15 x 1.26)

Front and Rear Gardens

Off Road Parking

## PROPERTY DETAILS

\*\*\* Annex \*\*\*

Situated in the charming village of Fairlight, Hastings, this delightful detached bungalow on Shepherds Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,328 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal home for families or those seeking ample living space.

Set on a generous corner plot, this bungalow benefits from parking for up to three vehicles. The property is equipped with double glazing and gas central heating, providing warmth and energy efficiency throughout the year. Additionally, a partial rewire has been completed, enhancing the overall safety and functionality of the home.

One of the standout features of this property is the annex, which comes with its own private entrance and a lovely conservatory. This versatile space can serve as a source of potential income or as a comfortable area for extended family members, offering both privacy and convenience.

Living in Fairlight means enjoying the tranquility of village life while being just a short distance from the vibrant town of Hastings, with its array of shops, restaurants, and beautiful coastline. This bungalow presents a unique opportunity to embrace a peaceful lifestyle in a picturesque setting. Whether you are looking for a family home or a property with rental potential, this bungalow is sure to impress. Don't miss the chance to make this wonderful property your own.

## FEATURES

- Detached Bungalow
- Private Annex
- Four Bedrooms
- 15'1" x 14'10" Lounge
- Reception Hall
- Well Presented Throughout
- Recently Rendered
- Corner Plot
- Village Location



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.