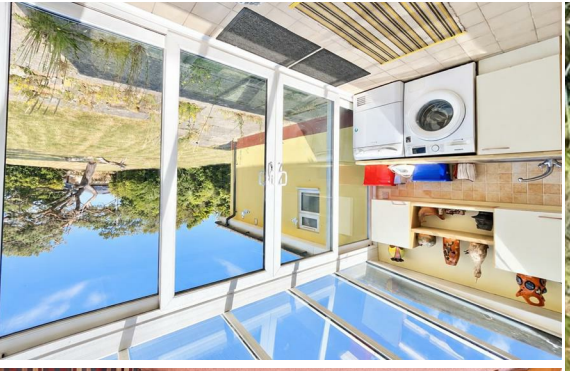

JUST COUNTRY

4 Bedrooms | 2 Receptions | 2 Bathrooms | 1883.68 sq ft

Falaise Channel Way, Hastings, TN35 4BP

Freehold

£680,000

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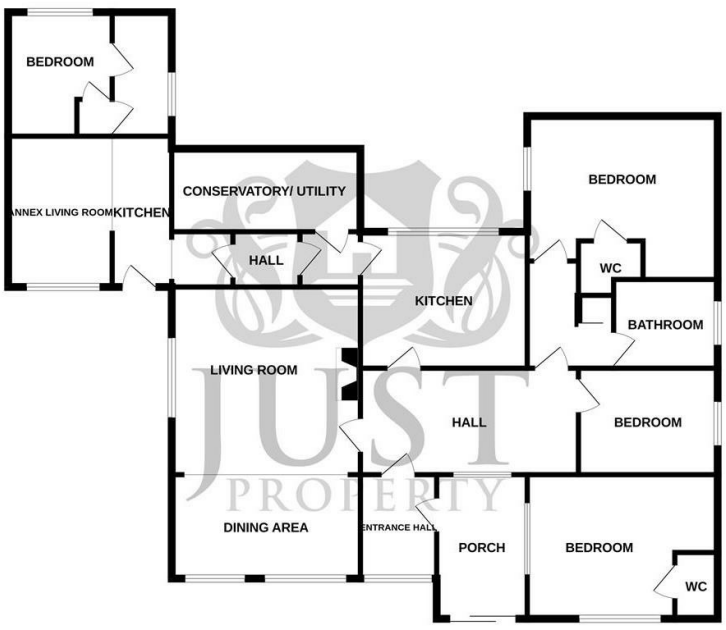
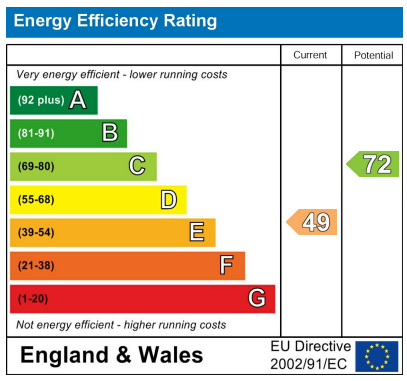
# FLOORPLANS

Falaise Channel Way, Hastings, TN35 4BP

GROUND FLOOR




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

Freehold

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4 Bedrooms | 2 Receptions | 2 Bathrooms | 1883.68 sq ft

## PROPERTY DETAILS

An impressive four-bedroom detached bungalow with attached one-bedroom annexe, enjoying direct views over the English Channel and occupying a generous plot of approximately 0.42 acres in the highly sought-after Channel Way area of Fairlight village. Presented in good order throughout, Falaise offers spacious and versatile accommodation, ideal for multi-generational living, with potential to extend or enhance, subject to planning consent.

The property is conveniently positioned close to Fairlight village amenities, including the local store and bus services connecting to Hastings and Rye. The surrounding area is renowned for its beautiful countryside and coastal walks, with Hastings Country Park and the Saxon Shore Way nearby.

The main accommodation is arranged entirely over the ground floor and is approached via an entrance porch leading into the hallway. The generously proportioned living room opens into a separate dining area, whilst further accommodation includes a kitchen and adjoining conservatory/utility room, connecting the main residence with the attached annexe.

The main bungalow offers three well-proportioned bedrooms, two of which benefit from en-suite WC/cloakrooms, together with a family bathroom.

A particularly attractive feature is the attached one-bedroom annexe, providing independent accommodation comprising a living room, kitchen, bedroom and full bathroom. This versatile addition is ideal for an elderly relative, adult family member or visiting guests.

Externally, Falaise occupies an impressive plot of approximately 0.42 acres, providing generous outside space for relaxation, entertaining and gardening. The substantial grounds offer potential for further development, subject to planning consent, whilst the direct English Channel views create a wonderful coastal setting.

A rare opportunity to acquire a versatile coastal home with annexe accommodation and generous grounds in one of Fairlight's most desirable locations.

## ROOM DIMENSIONS

Front Door

Porch
10'11" x 6'4" (3.33 x 1.94)

Entrance Hall
5'8" x 4'3" (1.74 x 1.30)

Hall
15'3" x 8'3" (4.67 x 2.52)

Open Plan Living Room
15'10" x 13'8" (4.83 x 4.17)

Dining Area
13'6" x 6'5" (4.12 x 1.96)

Kitchen
12'8" x 12'0" (3.88 x 3.67)

Bedroom
11'9" x 10'10" (3.60 x 3.31)

Bedroom / Study
10'6" x 9'9" (3.21 x 2.99)

Ensuite - W.C

Bathroom
8'2" x 7'0" (2.50 x 2.14)

Bedroom
13'9" x 11'11" (4.21 x 3.64)

Ensuite - W.C

Conservatory/ Utility Room
12'7" x 7'6" (3.85 x 2.31)

Internal Hall to Annex

Open Plan Kitchen
13'8" x 4'3" (4.17 x 1.30)

Open Plan Living Area
13'0" x 11'5" (3.97 x 3.48)

Private Entrance

Bedroom
11'1" x 10'7" (3.38 x 3.23)

Jack & Jill Bathroom
13'0" x 4'8" (3.98 x 1.44)

Front & Rear Gardens

Large Plot ( approx. 0.42 of an acre)

Off Road Parking

## FEATURES

- Substantial Four-Bedroom Detached Bungalow
- Attached One-Bedroom Annexe
- Direct Views Over The English Channel
- Generous Plot Extending To Approximately 0.42 Acres
- Sought-After Channel Way Location
- Presented In Good Order Throughout
- Spacious Living Room And Separate Dining Area
- Kitchen And Conservatory/Utility Room
- Ideal For Multi-Generational Living
- Close To Hastings Country Park And Coastal Walks

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.