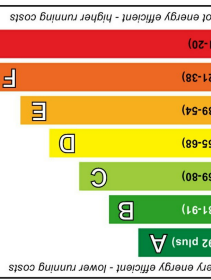
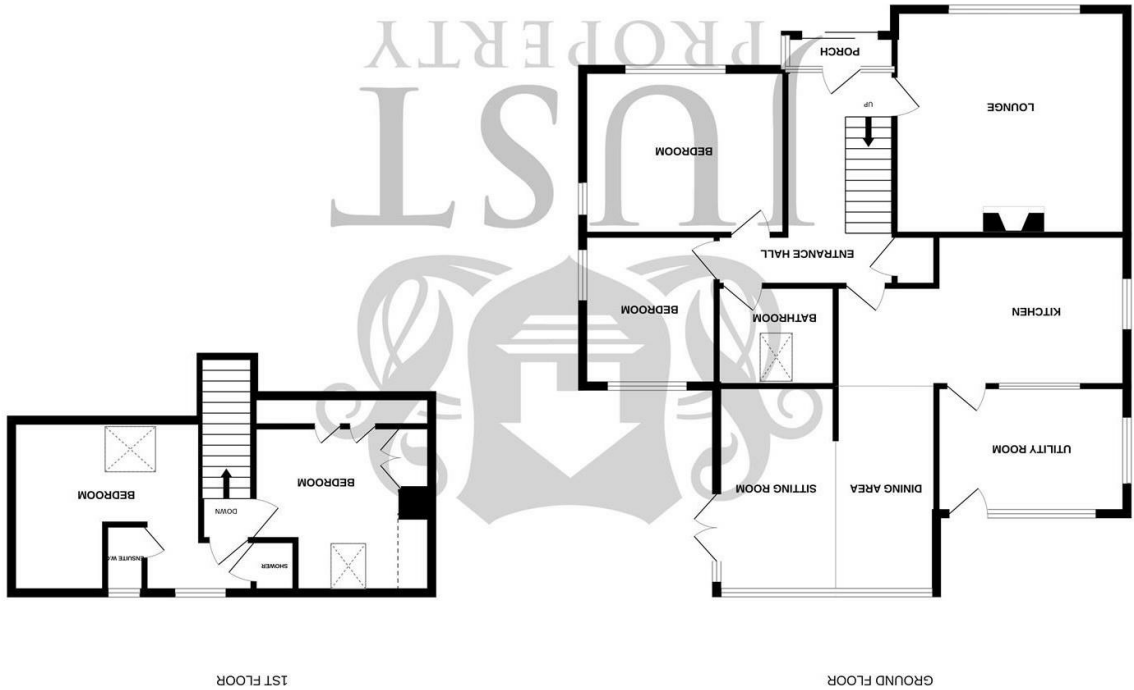




Energy Efficiency Rating																		
 A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The bars are color-coded: A (dark blue), B (medium blue), C (light blue), D (yellow), E (orange), F (red), and G (dark red). The ratings are listed on the left, and the corresponding energy efficiency ranges are listed on the right. <table border="1"><thead><tr><th>Rating</th><th>Energy Efficiency Range</th></tr></thead><tbody><tr><td>A</td><td>92 plus</td></tr><tr><td>B</td><td>81-91</td></tr><tr><td>C</td><td>69-80</td></tr><tr><td>D</td><td>55-68</td></tr><tr><td>E</td><td>39-54</td></tr><tr><td>F</td><td>21-38</td></tr><tr><td>G</td><td>1-20</td></tr></tbody></table>	Rating	Energy Efficiency Range	A	92 plus	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20	Current	Potential
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	Very energy efficient - lower running costs																	
Not energy efficient - higher running costs																		
EU Directive 2002/91/EC																		
England & Wales																		



While 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. Made with Metropix 5/2023



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Moondarra Gorsethorn Way, Fairlight, TN35 4BQ

FLOORPLANS

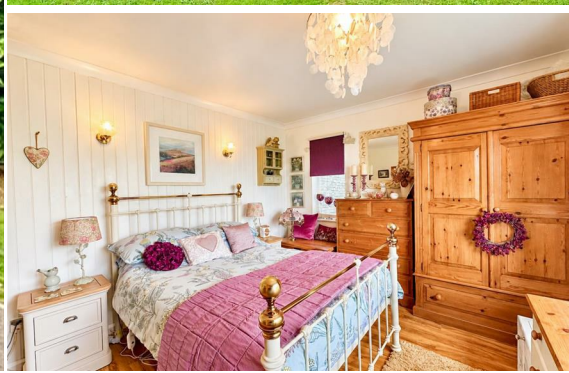


4 Bedrooms 2 Receptions 2 Bathrooms 1130.21 sq ft

Moondarra Gorsethorn Way, Fairlight, TN35 4BQ

Freehold

£575,000





Freehold

£575,000



4 Bedrooms

2 Receptions

2 Bathrooms

1130.21 sq ft

PROPERTY DETAILS

An immaculately presented four bedroom, two reception room detached and extended chalet style house, situated within a favoured road in the popular Fairlight Village and ideally located within immediate walking distance of Hastings Country Park as well as local coastal & countryside walks. There are also bus services on Waites Lane connecting to the historic towns of Hastings & Rye.

The property provides spacious accommodation over two floors to include a 15'0 x 15'0 living room with feature wood burning stove, a 20'8 fitted kitchen with oak worktops, an adjoining breakfast/utility room and there is also an impressive 16'9 x 15'7 dining/sitting room, which overlooks the rear garden & double glazed French doors leading to the side patio area. To the ground floor there are two bedrooms with bedroom one overlooking the front garden and there is a family bathroom with vaulted ceiling & a contemporary suite.

To the first floor there is a further two bedrooms, one of which includes a tiled shower cubicle, a separate w.c & large Velux window enjoying views over Fairlight towards the sea.

The gardens are a particular feature with a driveway to the front providing off road parking and an established lawned front garden with flower & shrub beds. The rear garden is an absolute delight with areas of lawn, patio, rear decking and also incorporates a home office with electricity and Wi-Fi, workshop/studio, a timber garden store and a comfortable summer-house.

Further benefits include gas fired central heating and double glazing. Viewing strictly by appointment with sole agents, Just Property.

W3W - ///loss.calibrate.scarves

ROOM DIMENSIONS

Entrance Porch	Bedroom
Reception Hall	14'2" x 12'5" (4.34 x 3.81)
14'9" x 8'9" (4.50 x 2.69)	Bedroom
Living Room	10'0" x 9'6" (3.05 x 2.92)
14'11" x 14'11" (4.57 x 4.57)	Shower
Kitchen	Separate W.C
20'8" x 9'10" (6.3 x 3)	Front Garden
Utility Room	Driveway
12'0" x 8'11" (3.66 x 2.74)	Rear Garden
Dining Area/ Sitting Room	Raised Decking Area
16'9" x 15'7" (5.11 x 4.75)	Home Office
Bedroom	Summer House
14'0" x 10'11" (4.27 x 3.33)	Workshop/Studio
Bedroom	Garden Store
9'10" x 9'4" (3.02 x 2.87)	
Bathroom/W.C	
7'8" x 6'5" (2.34 x 1.96)	
First Floor Landing	

FEATURES

- Detached Chalet Style House In A Desirable Location
- Immaculately Presented Throughout Credit To The Current Owners
- Spacious Accommodation, Generous Room Proportions
- Four Bedrooms Throughout, With One Including An En-Suite
- Two Reception Rooms, With An Open Plan Feel Throughout
- Front & Rear Gardens With Off Road Parking
- Breakfast/Utility Room, Separate To The Kitchen
- Views Towards the Sea From Numerous Areas
- To Arrange Access For A Viewing, Contact Just Property Estate Agents
- Council Tax Band - E



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.