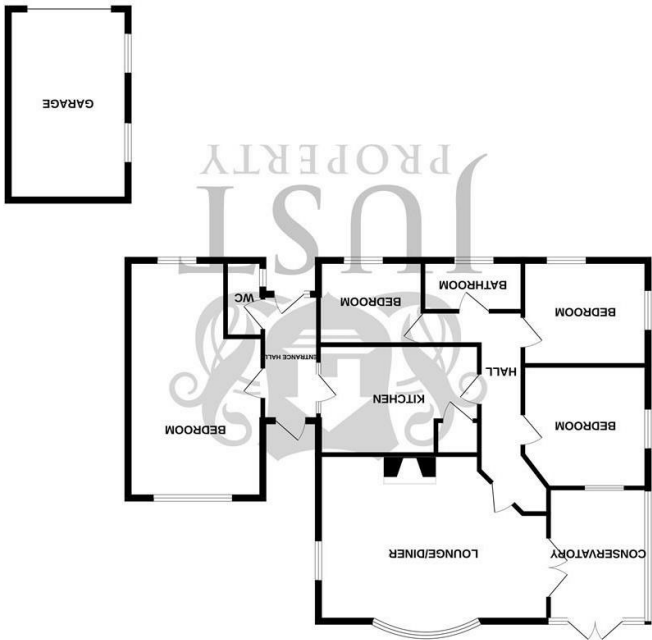


55 Waites Lane, Fairlight, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



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



GROUND FLOOR



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Fair Rising 56 Lower Waites Lane, Fairlight, TN35 4DD

## FLOORPLANS



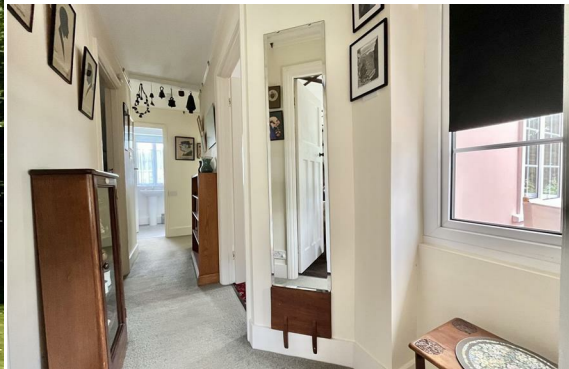
4 Bedrooms 1 Receptions 1 Bathrooms 1011.81 sq ft

Fair Rising 56 Lower Waites Lane, Fairlight, TN35 4DD



Freehold

£430,000







Freehold

£430,000



 4 Bedrooms

 1 Receptions

 1 Bathrooms

 1011.81 sq ft

## PROPERTY DETAILS

\*\*\* CHAIN FREE \*\*\*

Located in the sought-after village of Fairlight, this detached bungalow on Lower Waites Lane offers a great mix of comfort and practicality. The property is ideally positioned close to local countryside and scenic coastal walks, with convenient bus services in the village connecting to the historic towns of Hastings and Rye.

Set on a generous plot, the bungalow boasts stunning mature gardens that provide a peaceful and private outdoor space, perfect for relaxing or pottering about. There’s also a detached garage offering useful storage or parking.

Inside, the home features four good-sized bedrooms, making it ideal for families or anyone needing extra space for guests or a home office. The spacious reception room is perfect for both everyday living and entertaining, and the layout is thoughtfully designed to be both practical and comfortable. A single, well-positioned bathroom serves the household with ease.

This is a great opportunity for anyone looking to settle in a quieter location, with the added bonus of being just a short drive from Hastings town centre and within easy reach of Rye. Whether you’re after a full-time home or a weekend escape, this bungalow is well worth a look.

W3W Location - ///times.reply.fists

## ROOM DIMENSIONS

|                             |                           |
|-----------------------------|---------------------------|
| Front Door                  | Bedroom                   |
| Entrance Hall               | 9'4" x 8'9" (2.86 x 2.69) |
| Bedroom                     | Bathroom                  |
| 17'2" x 11'4" (5.25 x 3.47) | Front and Rear Gardens    |
| W.C.                        | Off Road Parking          |
| Kitchen                     | Detached Garage           |
| 13'6" x 7'7" (4.14 x 2.33)  |                           |
| Hall                        |                           |
| Lounge Diner                |                           |
| 18'1" x 13'0" (5.53 x 3.97) |                           |
| Conservatory                |                           |
| 11'9" x 11'7" (3.59 x 3.55) |                           |
| Bedroom                     |                           |
| 10'9" x 8'10" (3.29 x 2.70) |                           |
| Bedroom                     |                           |
| 11'4" x 8'9" (3.47 x 2.68)  |                           |

## FEATURES

- \*\*\* Chain Free \*\*\*
- Detached Bungalow
- Four Bedrooms
- Lounge Diner
- Conservatory
- Mature and well Established Front and Rear Gardens
- Off Road Parking
- Detached Garage
- Sought After Village Location
- Viewing Essential



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.