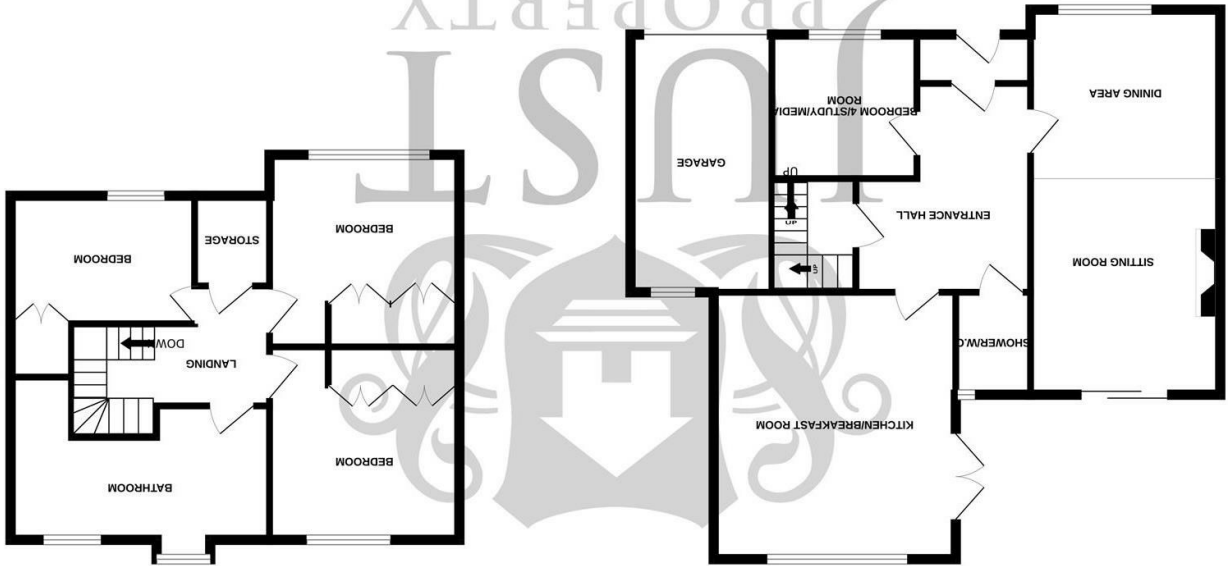




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(92 plus)	
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
	(1-20)	G
Not energy efficient - higher running costs		
Potential		
Current		
74		
84		



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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GROUND FLOOR

1ST FLOOR



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Beechwood. Shepherds Way, Hastings, TN35 4BB

FLOORPLANS



4 Bedrooms 1 Receptions 2 Bathrooms 1399.31 sq ft

Beechwood. Shepherds Way, Hastings, TN35 4BB



£570,000





4 Bedrooms



1 Receptions



2 Bathrooms



1399.31 sq ft

PROPERTY DETAILS

Beechwood is an attractive and beautifully presented four-bedroom detached chalet style house, occupying a desirable position within the sought-after village of Fairlight. Ideally placed for enjoying village life, the property is within easy reach of Hastings Country Park and the stunning coastline, while Fairlight also offers a local shop, village hall, church and popular pub, The Cove. Hastings, Rye, Bexhill, Battle and Eastbourne are all accessible by road, with mainline railway stations available in the surrounding towns.

The property offers spacious and versatile accommodation arranged over two floors. The ground floor is approached via a welcoming entrance hall and includes a useful ground floor bedroom, shower room/WC and a generous dual-aspect sitting and dining room. A particular highlight is the stylish kitchen/breakfast room, which enjoys a range of integrated appliances, excellent storage and French doors opening directly onto the rear garden, creating a wonderful connection between the house and outside space.

To the first floor are three further well-proportioned bedrooms, all benefiting from useful built-in storage, together with a modern family bathroom.

Outside, Beechwood enjoys off-road parking to the front leading to an integral garage with electric up-and-over door. The rear garden is an especially appealing feature, with an attractive lawn, established planting and a useful summer house, providing a lovely space for relaxing and enjoying the sunshine.

Further benefits include gas-fired central heating, double glazing and a number of attractive finishing touches throughout. Offering generous and adaptable accommodation in one of Fairlight's most popular residential locations, viewing is highly recommended to fully appreciate everything this delightful home has to offer.



ROOM DIMENSIONS

Front Door

Porch

Hallway
14'2" x 9'8" max (4.32 x 2.97 max)

Lounge / Diner
25'0" x 10'6" (7.63 x 3.22)

Bedroom 4/Study/Media Room

Shower / W.C.
6'5" x 5'1" (1.96 x 1.56)

Storage Cupboard

Kitchen Breakfast Room
17'3" x 13'2" (5.26m x 4.01m)

Stairs to Landing

Bedroom
14'2" x 6'11" (4.32 x 2.12)

Bedroom

13'0" x 10'9" (3.97 x 3.28)

Bedroom

12'0" x 10'10" (3.66 x 3.31)

Bathroom

17'7" x 8'4" max (5.37 x 2.55 max)

Off Road Parking & Garage

Front & Rear Gardens

Potting Shed / Lean-To

Summer House

FEATURES

- Detached Chalet Style House
- Four Bedrooms
- Immaculately Presented Throughout
- 17'3" x 13'2" Modern Kitchen Breakfast Room
- Spacious Dual-Aspect Sitting & Dining Room
- Bedroom/Study on the Ground Floor
- Gas Central Heating & Double Glazing
- Off Road Parking & Garage
- Attractive Rear Garden with Summer House
- Sought-After Fairlight Village Location

