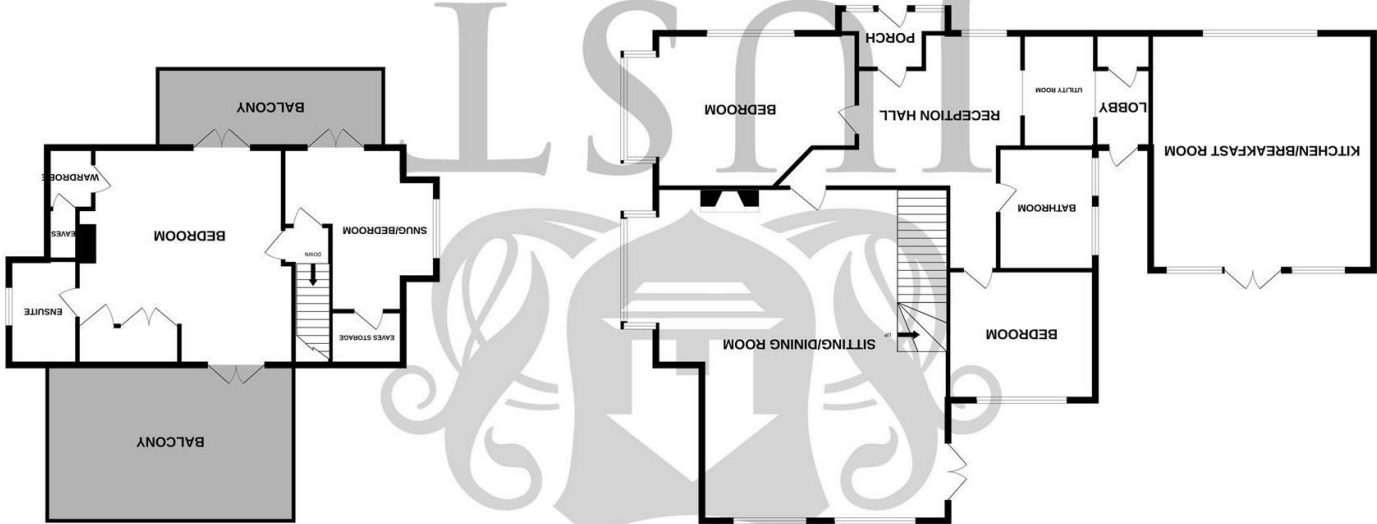




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		60
Potential		74



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 or 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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White Lodge Sea Road, Fairlight, TN35 4DR

## FLOORPLANS



4 Bedrooms 1 Receptions 2 Bathrooms 1485.42 sq ft

White Lodge Sea Road, Fairlight, TN35 4DR

Freehold

£685,000





Freehold

£685,000



## ROOM DIMENSIONS

Front Door

Entrance Porch

Reception Hall  
11'8" x 10'9" (3.58 x 3.30)

Living Room/Diner  
20'6" x 17'1" into (max 21') (6.25m x 5.21m into (max 6.40m))

Utility Area  
7'8" x 4'7" (2.36m x 1.40m)

Inner Lobby

Kitchen/Breakfast Room  
16'9" x 15'1" (5.13m x 4.62m)

Bedroom  
13'10" x 9'10" (4.24m x 3.00m)

Bedroom  
10'7" x 8'11" (3.23m x 2.72m)

Family Bath/Shower Room  
8'2" x 7'4" (2.51m x 2.24m)

First Floor

Bedroom  
18'9" x 12'0" (5.74m x 3.66m)

En Suite Shower Room  
8'11" x 6'9" (2.74m x 2.06m)

Rear Balcony  
18'0" x 12'0" (5.49m x 3.66m)

Front Balcony  
15'7" x 6'0" (4.75m x 1.83m)

Snug  
12'5" x 11'1" (3.81m x 3.38m)

Outside

Front Garden

Driveway

Rear Garden

## PROPERTY DETAILS

A spacious and beautifully presented detached chalet-style house with 3/4 bedrooms, located in a quiet village setting. Features include a balcony, a rear sun terrace, and panoramic countryside and sea views, surrounded by well-maintained gardens, which is perfect for gardening enthusiasts.

This charming property is ideally positioned close to scenic coastal and countryside walks, providing access to Hastings Country Park and Pett Level Beach. The interior is impeccably maintained and extends over two floors. It begins with a generous size reception hall and a 20'7" x 10'4" living/dining room that boasts a side bay window, a stylish fireplace, French doors, and an open staircase leading to the upper level. The 16'10" x 15'2" kitchen/breakfast room is a highlight, featuring a central island and double-glazed French doors overlooking and affording access to the rear garden. The ground floor also includes two double bedrooms, the second being dual-aspect with a bay window and a contemporary family bathroom with a separate shower.

The main bedroom on the first floor offers a built-in triple wardrobe, a walk-in closet/storage area, a modern en-suite shower room/WC, and private French doors leading to an 18'0" x 12'0" rear sun terrace. Additionally, there is a cozy snug or study area, with French doors from both the snug and the main bedroom opening to a front balcony with sea views. The property's expansive gardens are truly special, featuring a raised patio, formal lawns, various seating areas, an ornamental pond, a fruit cage, and a vegetable garden. The front garden is low-maintenance, complimented by a gated, double width driveway that provides ample parking.

The house also benefits from gas central heating, double glazing,. A viewing is highly recommended to fully appreciate the unique charm of this village home, via our vendors choice of Sole Agents, Just Property.

W3W Location - ///homecare.evaded.veal

## FEATURES

- Detached Chalet House
- Stunning Gardens
- Front & Rear Balconies
- Immaculately Presented
- Family Bath/Shower Room
- 16'10 x 15'2 Kitchen/Diner
- Sought After Village Location
- Sea & Countryside Views
- En-Suite Shower Room
- Double Width Driveway



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.