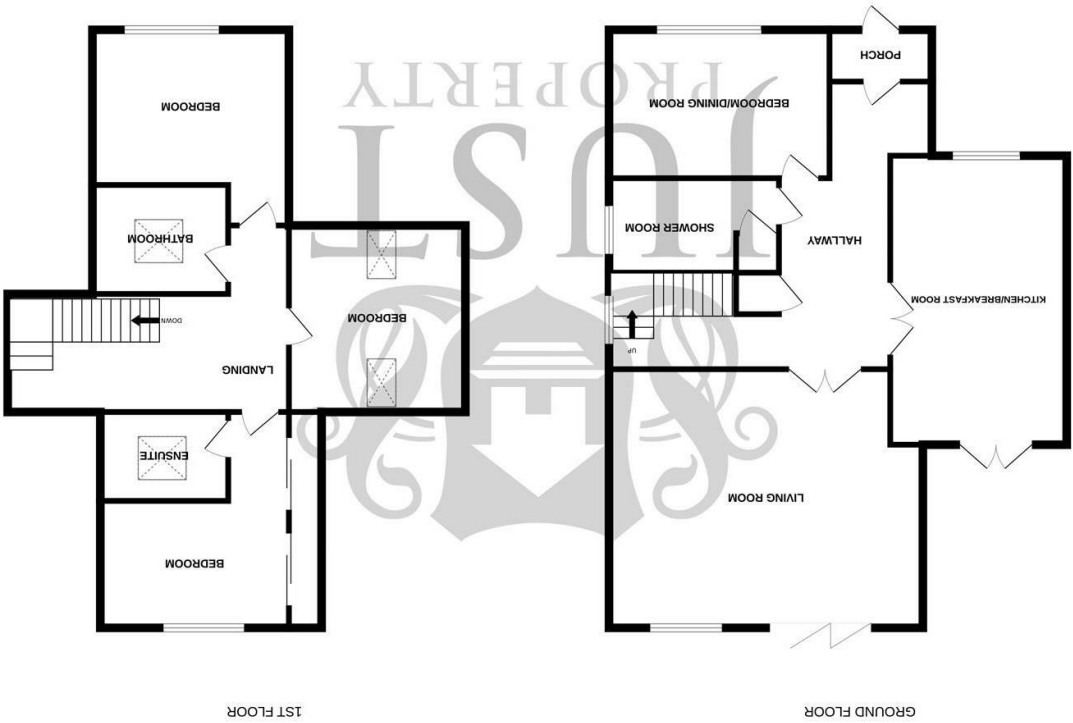


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	85	92
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



While every attempt has been made to ensure the accuracy of the floorplans 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. 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 52204



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## FLOORPLANS

The Anchorage The Avenue, Fairlight, TN35 4DE



4 Bedrooms 2 Receptions 2 Bathrooms 1657.64 sq ft

The Anchorage The Avenue, Fairlight, TN35 4DE



Freehold

£560,000



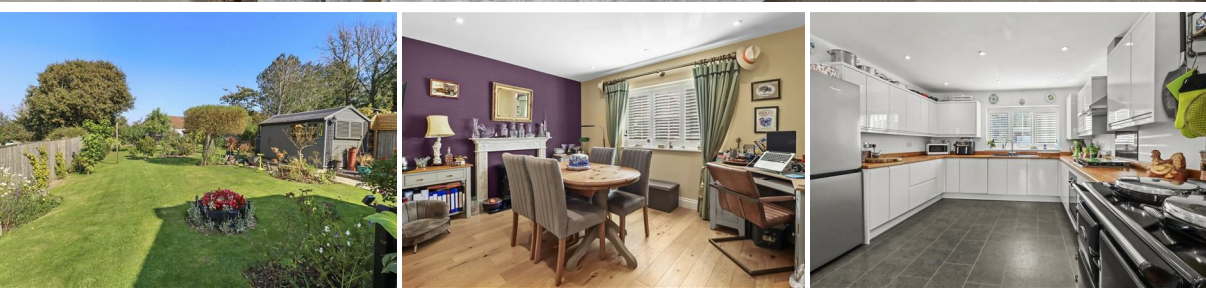









Freehold


£560,000



 4 Bedrooms

 2 Receptions

 2 Bathrooms

 1657.64 sq ft

## PROPERTY DETAILS

We are excited to bring to the market this beautifully presented detached family home, which has been extensively renovated to the highest of standards throughout. From this peaceful position, there is easy access to the village hall, village pub, other local amenities, and the extensive shopping facilities of Hastings, which are also only a short car journey away.

Spanning 1,658 sq ft, this property offers a generous amount of living space, allowing you to create your own personal sanctuary. The chalet-style architecture adds character and charm to the overall aesthetic of the home.

The property provides accommodation including a 13'3 x 7'8 reception hallway, a 9'7 x 6'0 downstairs shower room/utility room, and an impressive 20'8 x 11'11 kitchen/breakfast room with built-in appliances, electric Aga, fridge freezer and French doors leading to the rear patio and gardens. There are double-glazed aluminium bifold doors opening from the living room onto the rear garden, and there is also a separate dining room/bedroom four. On the first floor, the master bedroom benefits from an en-suite shower room/WC, and there is also a family bathroom/WC as well as two further double bedrooms.

Outside, there is a driveway to the front providing off-road parking for several vehicles, and the rear garden measures approximately 115ft x 42ft, being mainly laid to lawn and fence enclosed. Further benefits include gas-fired central heating, UPVC double glazing and underfloor heating to the ground floor.

Viewing strictly by appointment with sole agents, Just Property.

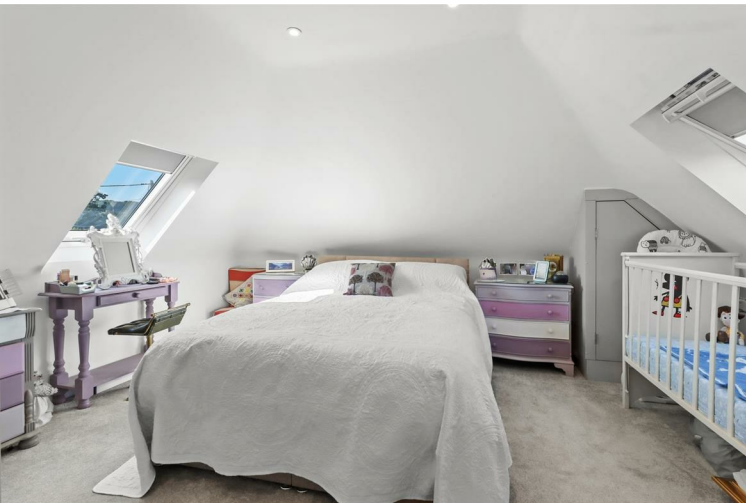
W3W Location - [///roadshow.hunk.producing](#)

## ROOM DIMENSIONS

Front Door	En-Suite Shower Room
Porch	Bedroom
Entrance Hall	14'7" x 13'5" (4.47m x 4.11m)
Inner Hallway	Bedroom
13'3" x 7'8" (4.06m x 2.36m)	12'11" x 10'9" (3.94m x 3.28m)
Kitchen	Family Bathroom
20'8" x 12'0" (6.30m x 3.66m)	7'1" x 6'5" (2.16m x 1.98m)
Living Room	Patio with Pergola
20'6" x 16'11" (6.27m x 5.18m)	Rear Garden
Dining Room / Bedroom 4	Off Road Parking
13'10" x 10'7" (4.22m x 3.25m)	
Shower Room / Cloakroom	
9'6" x 6'0" (2.92m x 1.83m)	
First Floor Landing	
Bedroom	
16'9" x 10'9" (5.11m x 3.30m)	

## FEATURES

- Detached Chalet Bungalow
- Four Double Bedrooms
- Kitchen Breakfast Room
- Large Entrance Hall
- Stunning Rear Gardens
- Two Bathrooms
- Immaculately Presented Throughout
- Three Years Remaining on the Structural Defect Warranty
- Ample Off Road Parking
- Sought After Village Location



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.