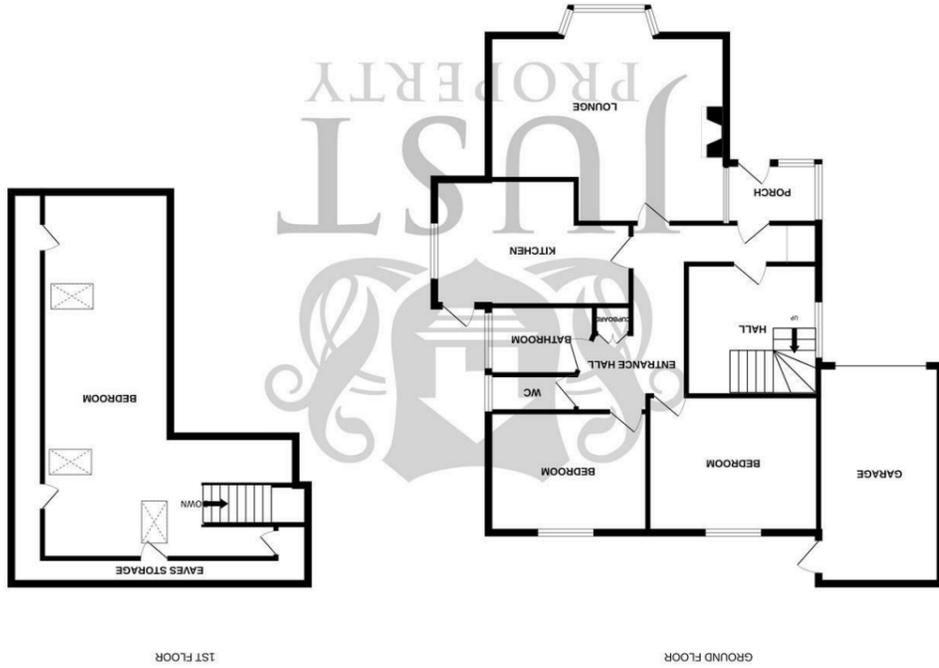


These drawings have been made to show the general layout of the proposed work, measurements of work, materials and any other items are approximate and should be used as a guide only. The contractor is responsible for checking the accuracy of the drawings and for any omissions or errors. The drawings are not to be used for any other purpose without the written consent of the architect.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Decent energy efficiency - lower running costs	E (39-54)
Decent energy efficiency - lower running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	100



## FLOORPLANS

43 Knowle Road, Fairlight, TN35 4AT

www.justproperty.net



3 Bedrooms 1 Receptions 1 Bathrooms 1194.79 sq ft

Freehold

# £415,000

43 Knowle Road, Fairlight, TN35 4AT





3 Bedrooms 1 Receptions 1 Bathrooms 1194.79 sq ft

## PROPERTY DETAILS

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

A beautifully presented and recently redecorated three-bedroom detached chalet bungalow, located on a sought-after road in the desirable village of Fairlight.

The property enjoys a convenient position within walking distance of Knowle Wood and local bus routes providing connections to the historic coastal towns of Hastings and Rye. Fairlight village also benefits from a local farm shop and access to scenic countryside and coastal walks including Hastings Country Park.

The accommodation is well arranged and versatile, beginning with an entrance porch leading into a welcoming hallway. The dual-aspect lounge/dining room is a bright and inviting room featuring a bay window and wood-burning stove, creating a cosy focal point.

The modern fitted kitchen offers a range of contemporary units with integrated appliances and provides access to the rear garden. There are two well-proportioned bedrooms on the ground floor, along with a bathroom and separate W.C., offering flexibility for those seeking single-level living if required.

To the first floor, a spacious landing area is currently used as a study space and leads through to a generous double bedroom with Velux windows and useful eaves storage.

Externally, the property enjoys a well-maintained front garden with established planting, along with a block-paved driveway providing off-road parking for several vehicles and access to the garage.

The rear garden is a particular feature of the home, offering a patio seating area and lawn with planted borders, and backing onto Knowle Stream, creating a pleasant and peaceful setting.

Further benefits include gas-fired central heating and double glazing throughout.

An excellent opportunity to acquire a well-presented village home in a highly regarded location, early viewing is highly recommended.



## ROOM DIMENSIONS

Double Glazed Front Door

Porch

Entrance Hall

Lounge-Diner  
18'4" x 17'5" (5.61m x 5.31m)

Kitchen  
11'1" x 9'8" (3.40m x 2.97m)

Bedroom  
13'5" x 11'3" (4.11m x 3.45m)

Bedroom  
12'4" x 9'6" (3.78m x 2.90m)

Shower Room

Separate Wc

Inner Hall/ Walk-In Wardrobe

Master Bedroom

85'3" max narrowing to 36'1"13'1" x42'7"9'10" n (26' max narrowing to 11'4 x13'3 narrowing to 7'2 )

Garage

Rear Garden

## FEATURES

- Link-Detached Bungalow
- Good Sized Rear Garden
- Garage & Parking
- Three Bedrooms
- Wood Burner
- Modern Kitchen
- Shower Room & Separate WC
- Bay Fronted Lounge-Diner
- Council Tax Band D

