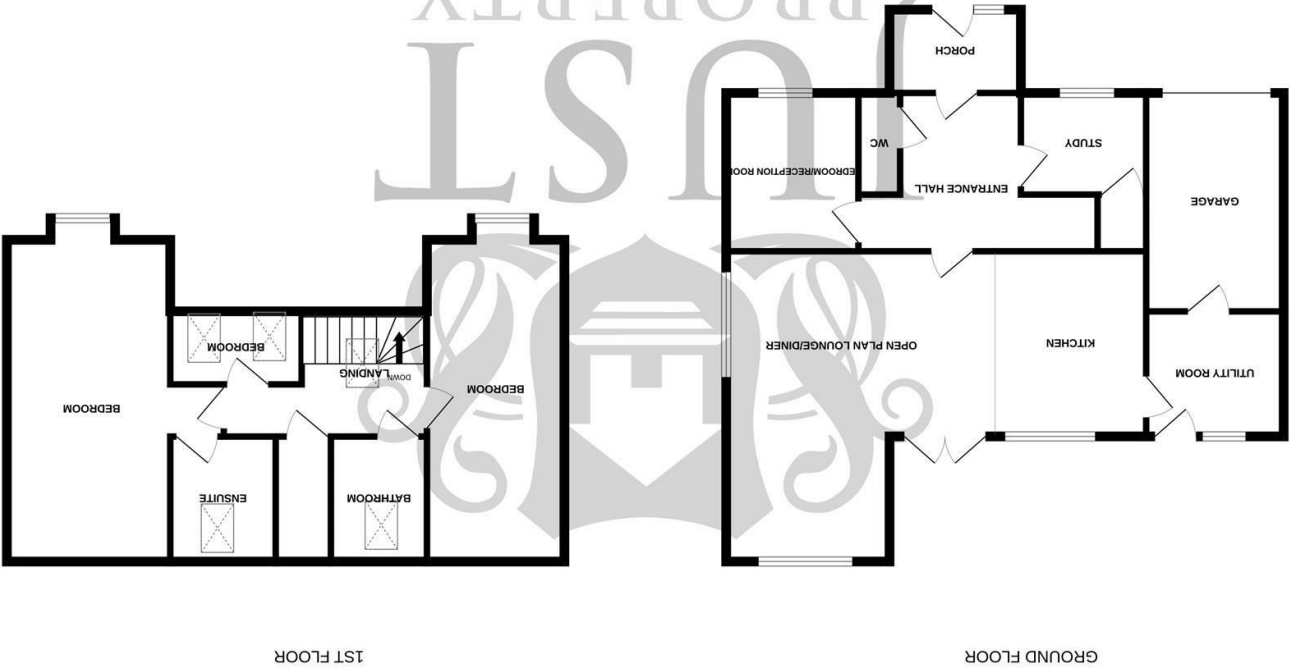




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
	Not energy efficient - higher running costs	G (1-20)
Potential		
Current		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken to 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 operation or efficiency can be given.

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49b Waites Lane, Fairlight, TN35 4AX

FLOORPLANS



www.justproperty.net



4 Bedrooms 1 Receptions 2 Bathrooms sq ft

49b Waites Lane, Fairlight, TN35 4AX



£450,000





Freehold

£450,000



4 Bedrooms

1 Receptions

2 Bathrooms

sq ft

PROPERTY DETAILS

Welcome to this stunning detached house located on Waites Lane in the heart of the charming village of Fairlight. The property is within walking distance of local bus services on Waites Lane connecting to the historic towns of Hastings and Rye, as well as being close to local countryside and coastal walks. There is also a local farm shop, the Cove village pub as well as the villages of Pett, Pett Level, Winchelsea and Wincheslea Beach being close by.

This modern property provides accommodation to include four bedrooms (three to the first floor) with en suite bathroom facilities to the master bedroom, family bathroom, downstairs cloakroom/w.c, a study, a utility room, a fitted kitchen/dining room with built in appliances and central island with French doors leading to the rear garden. In addition there is a dual aspect sitting room and an integral garage.

Externally, the property has a driveway, integral garage with an up and over door, and enclosed front garden with many established wildflower beds. To the rear there is a landscaped garden with a raised area of decking.

Further benefits include gas central heating and double glazing throughout. Don't miss out on the opportunity to own this beautiful property in Fairlight. Book a viewing today via the vendors choice of Sole agents, Just Property.

W3W Location - ///triangles.pursuit.spark

ROOM DIMENSIONS

Front Door	Bedroom
Porch	20'7" x 10'7" (6.28 x 3.23)
Entrance Hall	En-suite
Open Plan Kitchen	8'4" x 6'6" (2.55 x 2)
29'0" x 22'0" (8.85 x 6.71)	Bedroom
Lounge	21'7" x 8'10" (6.58 x 2.7)
29'0" x 22'0" (8.85 x 6.71)	Bedroom
Dining Area	9'10" x 7'7" (3.01 x 2.33)
29'0" x 22'0" (8.85 x 6.71)	Bathroom
Study	7'0" x 6'6" (2.15 x 2)
7'8" x 6'0" (2.36 x 1.85)	Storage Cupboard
Reception Room/ Bedroom	Front and Rear Gardens
9'8" x 9'8" (2.97 x 2.96)	Off Road Parking and Garage
W.C.	18'1" x 8'10" (5.52 x 2.7)
Stairs to Landing	

FEATURES

- Detached Family House
- Open Plan Kitchen/Living Room and Diner
- Four Bedrooms
- Two Bathrooms
- Separate Utility Room
- Study/office
- Off Road Parking
- Integral Garage
- Sought After Village Location
- Viewing Considered 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.