
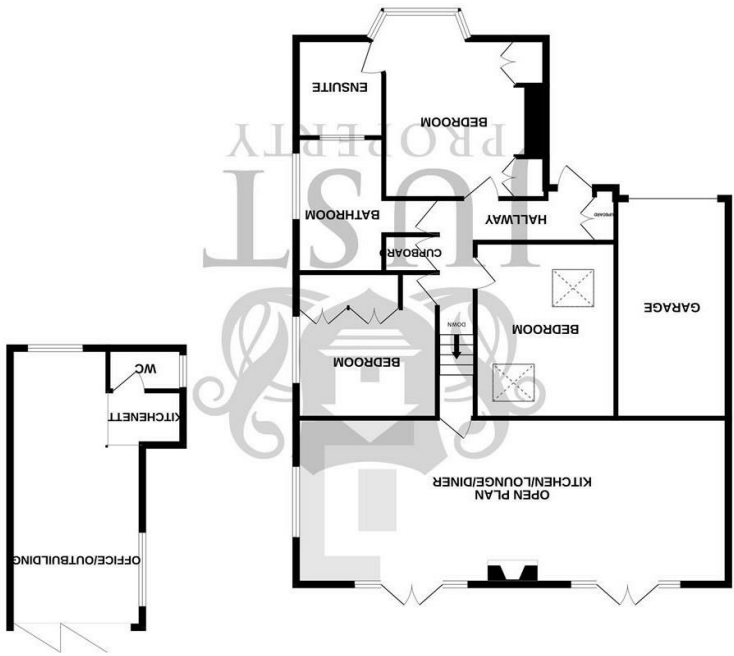




Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
 <p>Not energy efficient - higher running costs</p> <p>(1-20) G</p> <p>(21-38) F</p> <p>(39-54) E</p> <p>(55-68) D</p> <p>(69-80) C</p> <p>(81-91) B</p> <p>(92 plus) A</p> <p>Very energy efficient - lower running costs</p>	Current	Potential	
	70	82	



GROUND FLOOR



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Trouville Blackthorn Way, Fairlight, TN35 4BJ

FLOORPLANS



3 Bedrooms 1 Receptions 2 Bathrooms 1259.38 sq ft

Trouville Blackthorn Way, Fairlight, TN35 4BJ



£549,950





Freehold

£549,950

3 Bedrooms 1 Receptions 2 Bathrooms 1259.38 sq ft

PROPERTY DETAILS

Tucked away at the end of a highly sought-after cul-de-sac in the popular village of Fairlight, this exceptional bungalow offers a rare opportunity to acquire a beautifully extended and comprehensively renovated home. The property has been significantly enhanced and completely transformed to provide some of the finest living accommodation available locally.

The layout centers around a welcoming, long L-shaped entrance hall which leads through to an impressive open-plan living and dining area measuring approximately 32ft x 15ft. This striking space incorporates a bespoke fitted kitchen with central island, a feature wood-burning stove and two sets of French doors opening onto the enclosed rear garden, creating an excellent environment for both everyday living and entertaining.

There are three generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite, complemented by a further high-quality bath/shower room.

Outside, the property enjoys ample off-road parking for several vehicles, along with a garage. The rear garden has been thoughtfully landscaped and wraps around to the side, offering a combination of patio and lawn areas. A particular highlight is the substantial outbuilding, constructed to the same high standard as the main house and currently utilised as a home office, offering excellent versatility.

Viewing is highly recommended to fully appreciate both the enviable location and the quality of accommodation on offer.



ROOM DIMENSIONS

Front Door	Rear Garden
Entrance Hall	Off Road Parking and Front Garden
Open Plan Living Area/ Kitchen 32'8" x 14'11" (9.98m x 4.57m)	Garage
Bedroom 14'9" into bay x 11'5" (4.52m into bay x 3.48m)	
En-Suite 7'10" x 6'11" (2.39m x 2.13m)	
Bedroom 14'0" x 11'3" (4.27m x 3.43m)	
Bedroom 11'8" x 10'11" (3.58m x 3.35m)	
Bathroom 10'11" x 8'3" (3.35m x 2.54m)	
Large Outbuilding 21'7" x 8'11" (6.60m x 2.74m)	

FEATURES

- Sought After Village Location
- Striking 32ft Living Space
- Three Double Bedrooms
- Ample ORP & Garage
- Large Outbuilding
- Extended Detached Bungalow
- Bespoke Fitted Kitchen with Central Island
- Bath/Shower Room & En-Suite
- Enclosed Rear Garden



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.