



2 Smugglers Way, Fairlight, TN35 4DG

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW OCCUPYING A CORNER PLOT AND SITUATED WITHIN THIS SOUGHT AFTER VILLAGE SETTING CLOSE TO HASTINGS COUNTRY PARK, THE COVE VILLAGE PUB, VILLAGE STORE & POST OFFICE, LOCAL COASTAL WALKS AND BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS. TO BE SOLD CHAIN FREE.

The property provides well proportioned accommodation to include a stunning dual aspect 22'8 x 16'11 Living/Dining Room with central feature chimney breast & gas real flame fireplace, a 14'11 x 8'4 fitted Kitchen with built-in appliances, a separate utility room, two double bedrooms (fitted wardrobes to Bedroom One), en-suite shower room/w.c. to Bedroom Two, a third bedroom/study with fitted wardrobe and a 9'8 x 6'7 Bathroom with 'P' shaped bath & shower unit. Outside, there are lawned front gardens with a block paved driveway to one side providing off road parking and an integral garage with an electric roller door & personal door to the side. The rear gardens wrap around the bungalow and include a decked area adjoining the dining room, a south facing patio area with koi pond as well as areas of lawn and flower beds to the rear, all enjoying seclusion.

Further benefits include gas fired central heating, double glazing, parquet flooring and viewing is considered essential with the owners Sole Agent, Charles & Co. to appreciate this immaculate and comfortable village bungalow.

Price £425,000

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- Three Bedroom Detached Bungalow
- 22'8 x 16'11 Living Room/Diner
- Bathroom/W.C. & En-Suite Shower
- To Be Sold CHAIN FREE
- Favoured Fairlight Village Location
- Parquet Flooring & Feature Fireplace
- Driveway & Integral Garage
- Occupying a Corner Plot Position
- Fitted Kitchen & Separate Utility Room
- Gardens Extending to Three Sides

Entrance Porch

Entrance Lobby

6'5 x 4'8 (1.96m x 1.42m)

Living Room/Diner

22'8 x 16'11 (6.91m x 5.16m)

Kitchen/Breakfast Room

14'11 x 9'4 max (4.55m x 2.84m max)

Utility

6'5 x 5'0 (1.96m x 1.52m)

Inner Hall

Walk-in Wardrobe/Storage

Cupboard

7'9 x 3'0 (2.36m x 0.91m)

Bedroom One

13'11 x 10'5 (4.24m x 3.18m)

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

En-Suite Shower Room/W.C

6'7 x 3'3 (2.01m x 0.99m)

Bedroom Three

10'4 x 6'7 (3.15m x 2.01m)

Family Bathroom/W.C

9'8 x 6'7 (2.95m x 2.01m)

Outside

Front Garden

Driveway

Garage

15'4 x 9'7 (4.67m x 2.92m)

Side & Rear Gardens





Floor Plan

GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

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, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	