



Smugglers Rest Shepherds Way, Fairlight, TN35 4BD

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM, TWO RECEPTION ROOM BAY FRONTED DETACHED BUNGALOW SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF FAIRLIGHT CLOSE TO HASTINGS COUNTRY PARK, THE VILLAGE COVE PUB AS WELL AS LOCAL COASTAL AND COUNTRYSIDE WALKS WITH BUS SERVICES FROM THE VILLAGE CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property has been subject to considerable improvement and modernisation by the current owners and provides comfortable living accommodation to include a bay fronted living room with feature open fireplace, an impressive 22'9 x 14'3 re-fitted kitchen/diner with integrated appliances and a central Island and an adjoining 18'10 x 12'2 rear conservatory with blue glass roof. The main bedroom has fitted wardrobes and a re-fitted en-suite shower room/w.c. and there is also a stunning family bathroom/w.c. with the original stand alone bath and a skylight.

Outside, there is a driveway to the side providing off road parking, a detached garage with rear workshop area and the 60ft x 50ft rear gardens are a particular feature and include a summerhouse, potting shed and greenhouse with the gardens being enclosed and enjoying a south westerly aspect.

Further benefits include gas fired central heating (new boiler in 2019), upvc double glazing, a quooker hot water kitchen tap, integrated tall fridge & freezer and a dishwasher. Viewing is highly recommended and strictly by appointment with the owners Sole agent Charles & Co.

Price £500,000

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- Immaculate Detached Bungalow
- Two Double Bedrooms
- Impressive Kitchen/Diner
- Beautiful South West Rear Gardens
- Favoured Fairlight Village
- Family Bathroom & En-Suite
- 18'10 x 12'2 Rear Conservatory
- Close to Hastings Country Park
- Living Room with Open Fireplace
- Driveway & Detached Garage

Entrance Porch

Entrance Hall

Living Room

16'0 x 13'0 (4.88m x 3.96m)

Dining Room

11'3 x 10'10 (3.43m x 3.30m)

Kitchen

14'3 x 12'0 (4.34m x 3.66m)

Conservatory

18'10 x 12'2 max (5.74m x 3.71m max)

Bedroom One

13'5 x 11'5 (4.09m x 3.48m)

En-Suite Shower Room/W.C.

9'10 x 9'1 (3.00m x 2.77m)

Bedroom Two

11'5 x 9'10 (3.48m x 3.00m)

Inner Hallway

Family Bathroom/W.C

8'1 x 6'3 (2.46m x 1.91m)

Front Garden

Driveway

Detached Garage

19'9 max x 8'7 (6.02m max x 2.62m)

Rear Garden

60'0 x 50'0 (18.29m x 15.24m)





Floor Plan

GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		