



Overdale, Fyrsway, Fairlight, TN35 4BG

A THREE BEDROOM, TWO RECEPTION ROOM DETACHED CHARACTER BUNGALOW, SITUATED WITHIN THIS FAVOURED VILLAGE LOCATION CLOSE TO HASTINGS COUNTRY PARK AND PROVIDING VERSATILE ANNEXED ACCOMMODATION WHICH WOULD BE IDEAL FOR DUAL FAMILY OCCUPATION OR FOR HOME & INCOME.

The property is ideally situated close to local countryside and coastal walks with bus services on Shepherds Way connecting to the historic towns of Hastings & Rye. The accommodation is arranged to include a dual aspect living room with feature fireplace, an 11'10 x 9'10 kitchen/breakfast room with side porch/utility, a separate dining room, a modern family bathroom/w.c with overbath shower and a loft room. The annexe part of the bungalow includes a separate kitchenette with adjoining lounge as well a 14'6 x 9'10 dual aspect bedroom and a separate bathroom/w.c.

Outside, there is a driveway to the front providing off road parking, a garage with a personal door to the side and the gardens are a particular feature being laid to patio & lawn and extending to approximately 75ft. Further benefits include gas fired central heating, double glazing and viewing is considered essential to appreciate the flexibility of space & accommodation Overdale has to offer.

Asking price £535,000

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- Attractive Detached Bungalow
- Potential Annexe Accommodation
- Two Bathrooms & Loft Room
- Ideal Home & Income Property
- Favoured Fairlight Village Location
- Three Bedrooms, Two Receptions
- Driveway & Garage
- Close to the Country Park
- Living Room with Feature Fireplace
- Patio & Lawned Rear Gardens

Entrance Hall

23'0 x 5'0 (7.01m x 1.52m)

Living Room

13'10 x 12'0 (4.22m x 3.66m)

Kitchen/Breakfast Room

11'10 x 9'10 (3.61m x 3.00m)

Side Porch/Utility

Dining Room

11'10 x 8'10 (3.61m x 2.69m)

Bedroom One

10'11 x 9'11 (3.33m x 3.02m)

Bedroom Three/Study

9'11 x 6'9 (3.02m x 2.06m)

Family Bathroom/W.C

8'0 x 5'6 (2.44m x 1.68m)

From Dining Room

Annexe

Hallway

8'1 x 3'0 (2.46m x 0.91m)

Kitchen

11'3 x 7'10 (3.43m x 2.39m)

Lounge

10'2 x 10'0 (3.10m x 3.05m)

Bedroom Two

14'6 x 9'10 (4.42m x 3.00m)

Bathroom/W.C

8'8 x 5'0 (2.64m x 1.52m)

Loft Room

15'0 x 14'0 max (4.57m x 4.27m max)

Outside

Front Garden

Driveway

Garage

Rear Garden





Floor Plan



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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		72
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC