



Beechwood 25 Rockmead Road, Fairlight, TN35 4DJ

AN ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW SITUATED CLOSE TO LOCAL COUNTRYSIDE AND COASTAL WALKS INCLUDING THE SAXON SHORE WAY WALK TO PETT LEVEL AND HASTINGS COUNTRY PARK. THERE ARE BUS SERVICE ON SHEPHERDS WAY TO THE HISTORIC TOWNS OF RYE & HASTINGS WITH THE VILLAGE COVE PUB & HAIRDRESSERS IN WAITES LANE.

The property provides versatile accommodation to include a 26'6 x 13'3 max triple aspect living room/diner with feature fireplace, a 17'9 x 14'3 max kitchen/breakfast room with built-in appliances and an adjoining utility room as well as a separate shower room/w.c. There is an en-suite bathroom/w.c to Bedroom One and there is also potential to convert the loft to provide additional accommodation (subject to necessary planning consents).

Outside, there is a gated driveway providing off road parking for several vehicles, a detached garage and a particular feature are the front and rear gardens which have been beautifully established by the current owner with the rear gardens enjoying a south westerly aspect. Further benefits include double glazing, oil fired central heating and the property is to be sold CHAIN FREE. Viewing is encouraged and strictly by appointment with Sole agent, Charles & Co.

Offers over £395,000

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- Two Bedroom Detached Bungalow
- Living Room with Feature Fireplace
- En-Suite Bathroom to Bedroom One
- Gravel Driveway & Detached Garage
- Set Back with South Westerly Garden
- 17'9 x 14'3 Kitchen/Breakfast Room
- Potential for Loft Conversion (STNC)
- Close to Local Coastal Walks
- Utility Room & Shower Room/W.C.
- Beautiful Front & Rear Gardens

Entrance Porch

Inner Hall

Entrance Hall

Kitchen/Breakfast Room

17'9 x 14'3 max (5.41m x 4.34m max)

Utility Room

12'0 x 4'3 (3.66m x 1.30m)

Living Room/Diner

26'6 x 13'3 max (8.08m x 4.04m max)

Bedroom One

12'3 x 12'0 (3.73m x 3.66m)

En-suite Bathroom/W.C.

8'2 x 5'10 (2.49m x 1.78m)

Bedroom Two

11'9 x 7'0 (3.58m x 2.13m)

Shower Room/W.C.

8'0 x 3'0 (2.44m x 0.91m)

Outside

Driveway

Detached Garage

19'0 x 12'4 (5.79m x 3.76m)

Front Garden

Rear Garden

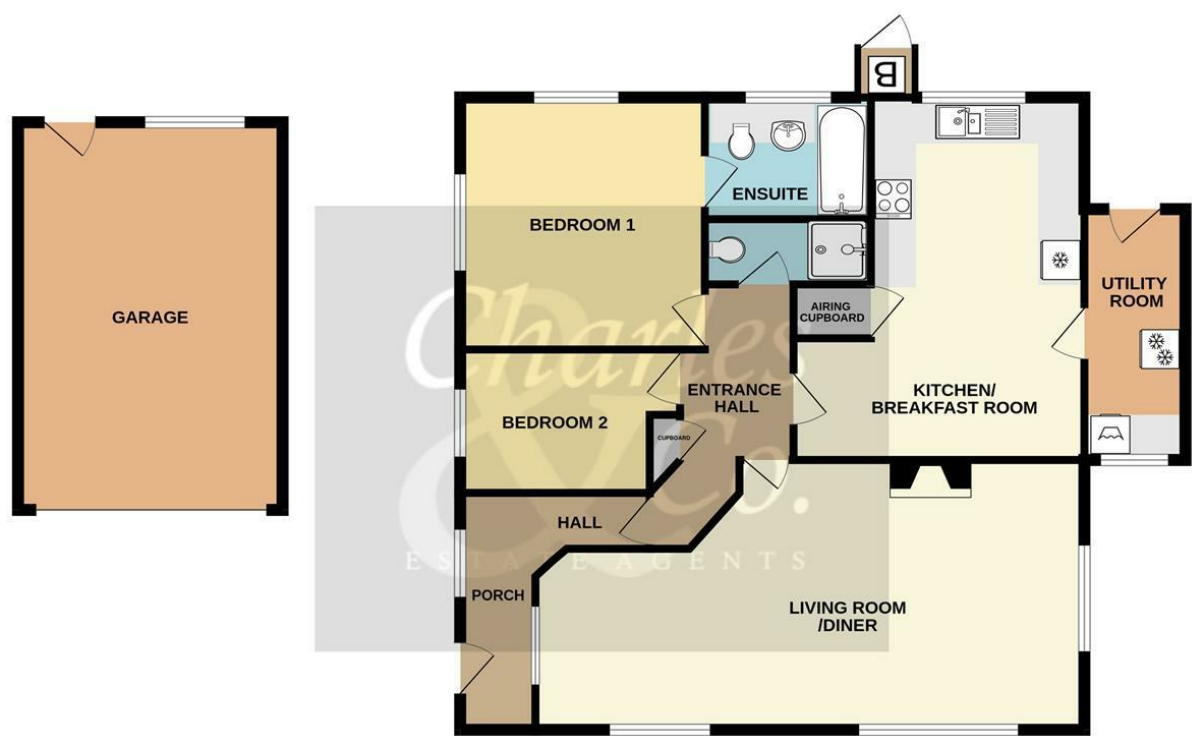
30'0 x 70'0 (9.14m x 21.34m)





Floor Plan

GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		