



Yimkin, 23 Waites Lane, Fairlight, TN35 4AR

**** TO BE SOLD CHAIN FREE **** A SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH POTENTIAL TO EXTEND AND OCCUPYING A GOOD SIZED PLOT IN THIS FAVOURED FAIRLIGHT VILLAGE LOCATION CLOSE TO LOCAL COUNTRISIDE AND COASTAL WALKS AS WELL AS BEING ON A BUS ROUTE CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS AND ALSO WITH ACCESS INTO HASTINGS COUNTRY PARK FROM CHANNEL WAY.

The property was built in 1969 by the current owners family and provides deceptive accommodation which could be extended up and out with necessary planning consents. Yimkin provides living space to include a 14'4 x 12'1 dual aspect living room with French doors leading out into the gardens, a 17'7 x 12'8 max kitchen/diner, a bathroom & a separate w.c and there are also fitted wardrobes to both bedrooms one and two. Outside, there is a 36ft driveway providing off road parking with further space to the side, a garage and a particular feature are the gardens which extend to three sides and are mainly laid to lawn with trees and high hedging providing seclusion and privacy.

Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is encouraged to appreciate the versatility of accommodation and the potential to extend the bungalow to create a family house, subject to the necessary consents. Viewing is strictly by appointment with Charles & Co.

Price £425,000

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- Three Bedroom Detached Bungalow
- Occupying a Large Plot
- 17'7 x 12'8 max Kitchen/Diner
- Driveway & Garage. SOLD CHAIN FREE
- Favoured Fairlight Village Location
- Potential to Extend Up & Out (STNC)
- Bathroom with Separate W.C.
- Close to Countryside & Coastal Walks
- 16'4 x 12'0 Dual Aspect Living Room
- Enclosed Gardens to Three Sides

Entrance Porch

Entrance Hall

5'4 x 4'7 (1.63m x 1.40m)

Kitchen/Diner

17'7 x 12'8 (5.36m x 3.86m)

Inner Hall

8'2 x 6'7 (2.49m x 2.01m)

Living Room

16'4 x 12'0 (4.98m x 3.66m)

Bedroom One

12'8 x 11'11 (3.86m x 3.63m)

Bedroom Two

12'0 max x 11'10 (3.66m max x 3.61m)

Bedroom Three

12'1 x 8'4 (3.68m x 2.54m)

Bathroom

Separate W.C

Outside

Driveway

36'0 (10.97m)

Garage

16'6 x 8'3 (5.03m x 2.51m)

Front Gardens

Side Garden

Rear Gardens





Floor Plan

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	71
England & Wales		
EU Directive 2002/91/EC		