



## Inyanga Fyrsway, Fairlight, TN35 4BG

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED BUNGALOW, SITUATED WITHIN A QUIET ROAD WITHIN THIS FAVOURED VILLAGE LOCATION CLOSE TO HASTINGS COUNTRY PARK AS WELL AS COASTAL WALKS TO PETT LEVEL. THE BUNGALOW ALSO HAS WRAP AROUND GARDENS, A DOUBLE WIDTH DRIVEWAY AND A GARAGE.

The property occupies a wide plot and provides comfortable living accommodation to include a 20'10 x 12'9 dual aspect living room/diner, an L-shaped fitted kitchen with adjoining double glazed conservatory, three double bedrooms including a 17'0 x 11'8 dual aspect main bedroom which has fully fitted wardrobes and an en-suite shower room. There is also a contemporary family bathroom/w.c and the gardens are a particular feature wrapping around the property with a rear patio area, a workshop and garden stores to the side. In addition, the formal gardens extend to the side of the property which are mainly laid to lawn with flower & shrub beds and an enclosed seating area. The gardens enjoy a south westerly aspect and are hedge & timber fence enclosed.

Further benefits include gas fired central heating (new boiler January 2024), double glazing, a large loft which could be converted (subject to necessary consents) and solar panels which gave a return of £1,058 (06/24-06/25). This is a wonderful bungalow and viewing is strictly by appointment with Sole agent, Charles & Co.

Price £575,000

# Inyanga Fyrsway, Fairlight, TN35 4BG



- Immaculate Detached Bungalow
- 15'0 x 9'7 max L-Shaped Kitchen
- Favoured Fairlight Village
- Close to Hastings Country Park
- Three Double Bedrooms
- Rear Double Glazed Conservatory
- Driveway & Garage
- 20'10 x 12'9 Dual Aspect Living Room
- Family Bathroom & En-Suite
- Established Wrap Around Gardens

## Entrance Porch

## Entrance Hallway

## Living Room/Diner

20'10 x 12'9 (6.35m x 3.89m)

## Kitchen

15'0 x 6'4 (4.57m x 1.93m)

## Conservatory

10'7 x 8'4 (3.23m x 2.54m)

## Bedroom One

17'0 x 11'8 (5.18m x 3.56m)

## En-Suite Shower Room

6'8 x 6'2 (2.03m x 1.88m)

## Bedroom Two

12'0 x 9'11 (3.66m x 3.02m)

## Bedroom Three

10'9 x 10'7 (3.28m x 3.23m)

## Family Bathroom/W.C

8'5 x 6'11 (2.57m x 2.11m)

## Outside

## Front Garden

## Driveway

## Garage

18'5 x 9'7 max (5.61m x 2.92m max)

## Rear Garden







Floor Plan

GROUND FLOOR  
1418 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA: 1418 sq.ft. (131.8 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	73
England & Wales		
EU Directive 2002/91/EC		