



Meadvale, 32 Knowle Road, Fairlight, TN35 4AT

****TO BE SOLD CHAIN FREE**** A WELL PRESENTED FOUR BEDROOM DETACHED CHALET STYLE HOUSE OCCUPYING A CORNER POSITION AT THE TOP OF A RESIDENTIAL CUL-DE-SAC IN FAIRLIGHT VILLAGE BACKING ONTO KNOWLE WOOD WITH ACCESS TO FAIRLIGHT RECREATION GROUND AND HASTINGS COUNTRY PARK.

The property provides versatile accommodation over two floors to include a 18'0 x 13'0 dual aspect living room with feature fireplace and picture window with rear door leading to and overlooking the rear gardens, a kitchen/breakfast room with built-in appliances and an adjoining sun room/conservatory. To the ground floor there is also a dual aspect dining room/bedroom two, a 12'11 x 11'5 main bedroom and an adjoining downstairs shower room/w.c. To the first floor there are two further double bedrooms, each with fitted wardrobes as well as a family bathroom/w.c.

Outside there is a driveway providing off road parking leading to a garage with double doors and a personal door leading to the rear garden. The gardens extend to two sides of the property and are mainly laid to lawn with a small patio area, flowers & shrubs and the gardens back onto Knowle Wood. Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Offers in excess of £375,000

Meadvale, 32 Knowle Road, Fairlight, TN35 4AT



- Four Bedroom Detached House
- Favoured Fairlight Location
- Living Room with Fireplace
- To Be Sold CHAIN FREE
- Top of Residential Cul-de-Sac
- Fitted Kitchen/Breakfast Room
- Bathroom & Shower Room
- Backing onto Knowle Wood
- Adjoining Sun Room/Conservatory
- Driveway, Garage & Gardens

Entrance Porch

Entrance Hall

Living Room

18'0 x 13'0 (5.49m x 3.96m)

Kitchen

15'4 x 7'10 (4.67m x 2.39m)

Sun Room/Conservatory

8'2 x 5'0 (2.49m x 1.52m)

Bedroom One

12'11 max x 11'5 (3.94m max x 3.48m)

Bedroom Two/Dining Room

14'0 x 7'11 (4.27m x 2.41m)

Downstairs Shower Room/W.C

First Floor Landing

Bedroom Three

13'0 x 11'3 max (3.96m x 3.43m max)

Bedroom Four

10'7 x 10'0 (3.23m x 3.05m)

Family Bathroom/W.C

7'9 x 7'0 max (2.36m x 2.13m max)

Outside

Front Garden

Driveway

Garage

15'10 x 7'10 (4.83m x 2.39m)

Rear Garden





Floor Plan

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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 | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |