



## 95 Fairlight Road, Hastings, TN35 5EJ

A SUBSTANTIAL AND WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOUSE INCLUDING A ONE BEDROOM TWO STOREY ANNEXE, IDEAL FOR MULTI-GENERATIONAL OCCUPATION OR FOR HOME & INCOME, SITUATED WITHIN IMMEDIATE WALKING DISTANCE OF HASTINGS COUNTRY PARK AS WELL AS LOCAL AMENITIES & SCHOOLS IN ORE VILLAGE.

The property provides versatile accommodation to include a 25'3 x 11'11 dual aspect living room with feature limestone fireplace, an adjoining 15'10 x 12'11 double glazed conservatory and a fitted kitchen with a separate utility room. There is also a downstairs shower room/w.c and from the first floor galleried landing there are four double bedrooms with the main bedroom having an adjoining floor to ceiling glass dressing room. There are fitted wardrobes to bedroom one & bedroom three as well as a contemporary family bathroom/w.c. The annexe has its own private entrance and includes a 15'8 x 13'0 dual aspect lounge, a fitted kitchen, a downstairs w.c/utility room with a double bedroom and an 11'0 x 7'8 bathroom/w.c to the first floor.

Outside the gardens wrap around the property to three sides and include twin driveways with the gardens being mainly laid to lawn and patio. The front driveway leads to the 25'7 x 18'5 integral garage and further benefits include gas fired central heating, upvc double glazing and viewing is considered essential to appreciate this wonderful family home with a purpose built annexe in this sought after Hastings location.

Price £635,000

# 95 Fairlight Road, Hastings, TN35 5EJ



- Detached Family House with Annexe
- Close to Hastings Country Park
- Five Bedrooms, Three Bathrooms
- 15'10 x 12'11 Conservatory
- Two Driveways & Double Garage
- Patio & Lawned Gardens
- Viewing Considered Essential
- Large Corner Plot Location
- Ideal Annexe or Home & Income
- Walking Distance to Amenities

## Entrance Porch

## Reception Hall

19'2 x 6'0 (5.84m x 1.83m)

## Living Room

25'3 x 11'11 (7.70m x 3.63m)

## Conservatory

15'10 x 12'11 (4.83m x 3.94m)

## Kitchen

12'10 x 10'8 (3.91m x 3.25m)

## Utility Room

7'8 x 5'6 (2.34m x 1.68m)

## Downstairs Shower Room/W.C.

6'0 x 5'7 (1.83m x 1.70m)

## First Floor Landing

## Bedroom One

13'7 x 11'11 (4.14m x 3.63m)

## Dressing Room

9'0 x 5'6 (2.74m x 1.68m)

## Bedroom Two

11'11 x 11'4 (3.63m x 3.45m)

## Bedroom Three

10'10 x 8'11 (3.30m x 2.72m)

## Bedroom Four

9'8 x 7'7 (2.95m x 2.31m)

## Family Bathroom/W.C.

9'2 x 5'6 (2.79m x 1.68m)

## ANNEXE

## Lounge

15'8 x 13'0 (4.78m x 3.96m)

## Kitchen

9'3 x 8'1 (2.82m x 2.46m)

## Inner Hall

## Downstairs W.C./Utility

6'0 x 4'6 (1.83m x 1.37m)

## First Floor

## Bedroom

11'0 x 10'7 (3.35m x 3.23m)

## Bathroom/W.C.

11'0 x 7'8 (3.35m x 2.34m)

## Outside

## Front Garden

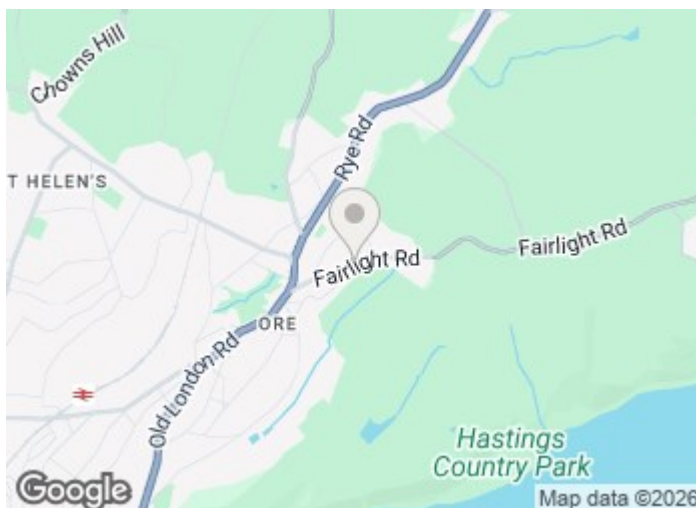
## Front Driveway

## Integral Double Garage

25'7 x 18'6 max (7.80m x 5.64m max)

## Side Driveway

## Rear Gardens





# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	