



## 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 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.

**Price £375,000**



# Beechwood 25 Rockmead Road, Fairlight, TN35 4DJ



- 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)



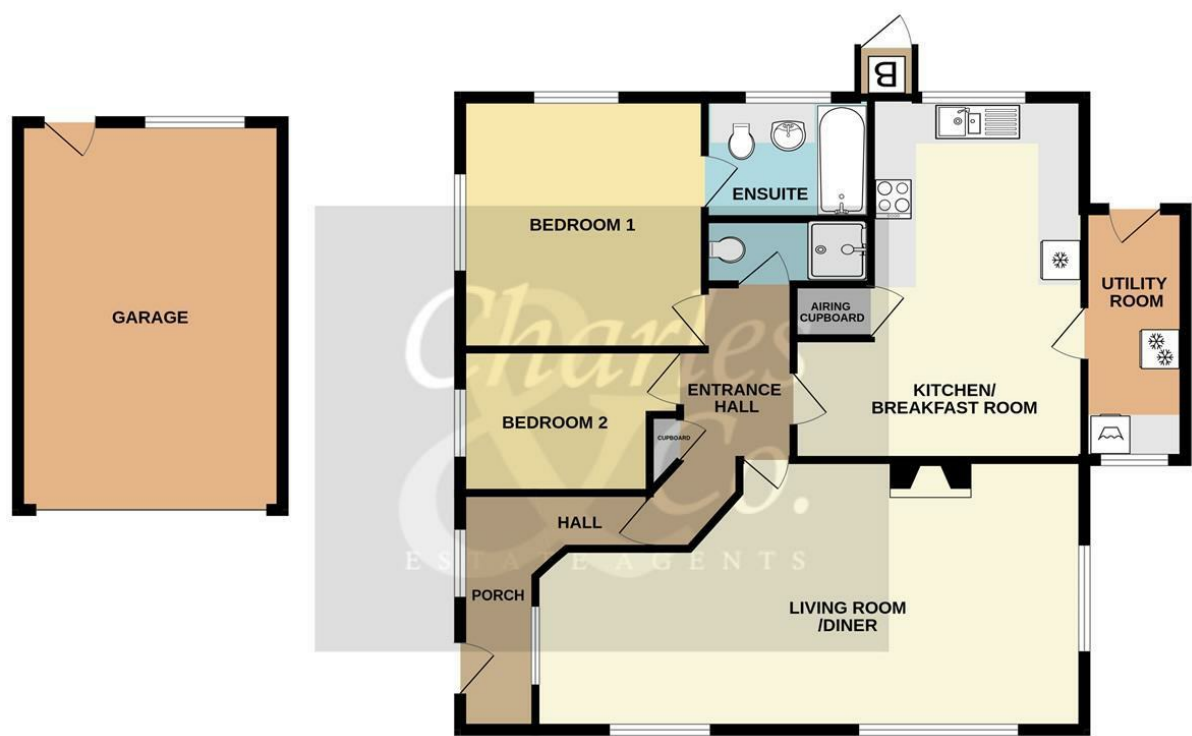






Floor Plan

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



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		