



## Pine Croft, 36 Rockmead Road, Fairlight, TN35 4DJ

**\*\* TO BE SOLD CHAIN FREE \*\* AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW ENJOYING A LEVEL REAR GARDEN OF OVER 150FT, CONSIDERED IDEAL FOR THE KEEN GARDENER WHO IS LOOKING FOR A PEACEFUL VILLAGE LANE LOCATION CLOSE TO LOCAL COUNTRYSIDE AND COASTAL WALKS WITH DIRECT ACCESS INTO HASTINGS COUNTRY PARK FROM CHANNEL WAY AND OVER ST JOHN'S SEAT FROM SEA ROAD ACROSS TO PETT LEVEL AND THE BEACH.**

The bungalow has recently been redecorated, had new carpets and floor coverings laid throughout, has been re-wired and is nicely set back just off Lower Waites Lane. The property provides comfortable living accommodation to include 17'10 x 12'4 Lounge/Diner with feature fireplace and sliding patio doors leading into the 100sq ft double glazed conservatory which overlooks and opens out into the extensive rear gardens. The kitchen is dual aspect and has built in appliances and there is also a modern bathroom/w.c. with over bath shower unit. Each of the three bedrooms have fitted wardrobes.

There is a shared central driveway approach with parking in front of the bungalow (potential for additional front garden parking) and a rear single garage with a personal door into the gardens. The 150ft patio & lawned rear gardens are a particular feature of the property and are hedge and timber fence enclosed with flowers, shrubs and trees. The patio wraps around the conservatory and there is also an outside tap.

There are local bus services to the historic towns of Rye & Hastings, a village hairdressers as well as The Cove village pub. Further benefits include gas fired central heating, upvc double glazing and viewing with Charles & Co. is considered essential to appreciate this lovely, ready to move into bungalow.

**Offers in excess of £350,000**

# Pine Croft, 36 Rockmead Road, Fairlight, TN35 4DJ



- Chain Free
- 150ft Rear Garden
- Kitchen with Appliances
- Must be Viewed
- Village Location
- Garage & Parking
- Gas Central Heating
- Close to Walks & Country Park
- Double Glazed Conservatory
- Double Glazed

## Enclosed Porch

## Entrance Hallway

## Lounge/Diner

17'10 x 12'4 (5.44m x 3.76m)

## Double Glazed Conservatory

11'1 x 9'2 (3.38m x 2.79m)

## Kitchen

9'0 x 6'0 (2.74m x 1.83m)

## Bedroom One

14'4 x 7'10 (4.37m x 2.39m)

## Bedroom Two

11'0 x 7'10 (3.35m x 2.39m)

## Bedroom Three/Study

8'8 x 6'0 (2.64m x 1.83m)

## Bathroom/W.C.

## Outside

## Front Garden

40' approx (12.19m approx)

## Central Shared Driveway

## Garage

19' x 8'7 (5.79m x 2.62m)

## Rear Garden

150' approx (45.72m approx)





# Floor Plan

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 799sq.ft. (74.2 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			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	