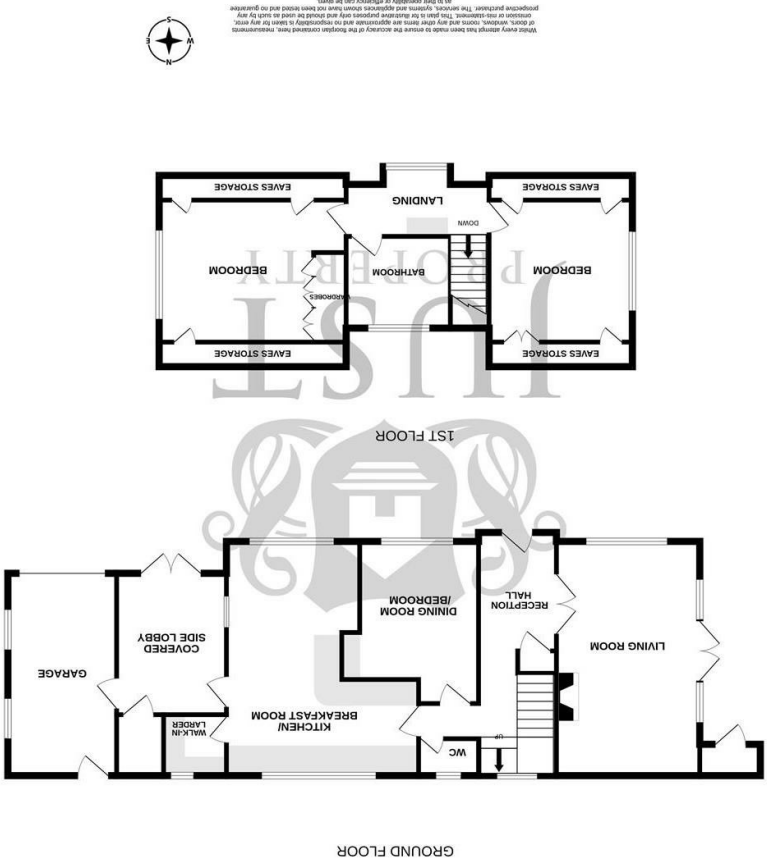




Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Potential	Current	
	68	75



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3 Bedrooms 1 Receptions 1 Bathrooms 1302.43 sq ft

Laneside Cottage Farley Way, Fairlight, TN35 4AS

Freehold

£499,950



PROPERTY DETAILS

An attractive two/three bedroom detached home, featuring a distinctive eyebrow roof and set back within established gardens in this sought-after village location. The property is conveniently positioned close to the village store, bus services along Waites Lane providing connections to the historic towns of Rye and Hastings, as well as a variety of countryside and coastal walks.

The versatile accommodation is arranged over two floors and includes a dual aspect living room with feature fireplace and French doors opening onto the side patio. There is an impressive L-shaped kitchen/breakfast room with integrated appliances and a walk-in larder, together with a separate dining room which could alternatively be used as a third bedroom, and a ground floor cloakroom/WC.

To the first floor are two double bedrooms, both benefiting from useful eaves storage, with fitted wardrobes to the principal bedroom. A contemporary family bathroom features both a bath and separate shower cubicle.

Further accommodation includes an 11'0 x 6'5 covered side lobby with useful utility cupboard, providing access to the adjoining garage with electric up-and-over door and personal door leading to the rear garden.

Outside, an extensive block-paved driveway provides off-road parking for multiple vehicles, while the hedge-enclosed front garden enjoys a southerly aspect. To the rear is a generous patio and decked garden, creating plenty of space for outdoor seating and entertaining.

Further benefits include gas-fired central heating, double glazing and oak flooring to the principal ground floor rooms. The property is also being offered CHAIN FREE.

Viewing is highly recommended with the owners' sole agent, Just Property, to appreciate this beautifully presented and versatile home in this favoured village cul-de-sac location.

ROOM DIMENSIONS

Front Door	Bath/Shower Room
Reception Hall	7'10" x 6'11" (2.39m x 2.13m)
Downstairs Cloakroom/W.C.	Driveway
Living Room	Garage
19'3" x 11'10" (5.89m x 3.61m)	Front Garden
Dining Room / Downstairs Bedroom	Rear Garden
10'11" x 9'10" (3.35m x 3.00m)	
Kitchen/Breakfast Room	
19'3" x 14'0" (5.89m x 4.27m)	
Covered Side Lobby	
10'11" x 6'5" (3.35m x 1.96m)	
Stairs To First Floor Landing	
Bedroom	
15'3" x 11'8" (4.67m x 3.56m)	
Bedroom	
11'10" x 11'8" (3.61m x 3.56m)	

FEATURES

- Attractive Detached Chalet House
- Close to Village Shop & Bus Stops
- Favoured Village Cul-de-Sac
- 19'4 x 11'10 Dual Aspect Living Room
- Kitchen/Breakfast Room with Larder
- Dining Room/Downstairs Bedroom Three
- Modern Bath/Shower Room
- Two First Floor Double Bedrooms
- 85ft Driveway & Integral Garage
- Front & Rear Landscaped Gardens

