



Fairlawns Upper Shoreham Road, Shoreham-By-Sea BN43 6BW

welcome to

Fairlawns Upper Shoreham Road, Shoreham-By-Sea

A spacious two-bedroom ground floor retirement flat. Step in to discover a bright and airy lounge/diner ideal for relaxing or entertaining. This home boasts a contemporary kitchen with modern fittings and ample storage, as well as a modern wet room designed for accessibility and ease. The property benefits from a secure entry phone system as well as residential parking, surrounded by well-maintained established gardens.

The property is situated in this established residential position just off the Upper Shoreham Road opposite Buckingham Park. Shoreham Town Centre is just over half a mile away providing a range of local shopping facilities, bars, restaurants, health, and community centre's along with mainline railway station which provides coastal and city services. A Bus service is available from the Upper Shoreham Road.





Total floor area 54.1 m² (582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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Fairlawns Upper Shoreham Road, Shoreham-By-Sea

- RETIREMENT PROPERTY
- GROUND FLOOR
- TWO BEDROOMS
- MODERN KITCHEN
- RESIDENTIAL PARKING

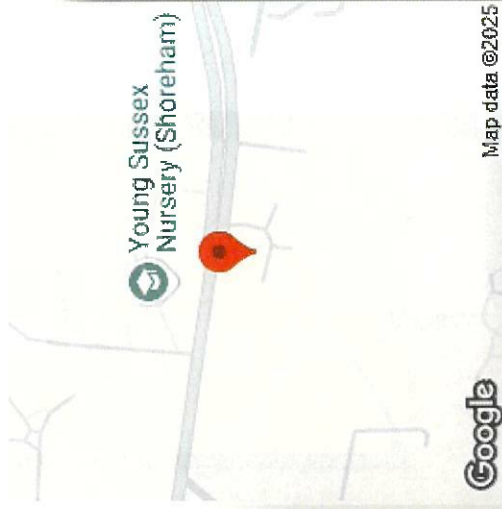
Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows: Term of Lease 99 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



PROPERTY PARTICULARS CHECK		
	SIGNATURE	DATE
VALUER	<i>SA Paeklam</i>	22/06
VENDOR	<i>PA Bambas Mary</i>	22/04/25



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Property Ref:
SHM105419 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01273 461671

Shoreham@fox-and-sons.co.uk

3 The Vinery, St. Marys Road, SHOREHAM-BY-SEA, West Sussex, BN43 5ZA

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Please note the marker reflects the
postcode not the actual property

Not for marketing purposes **INTERNAL USE ONLY**

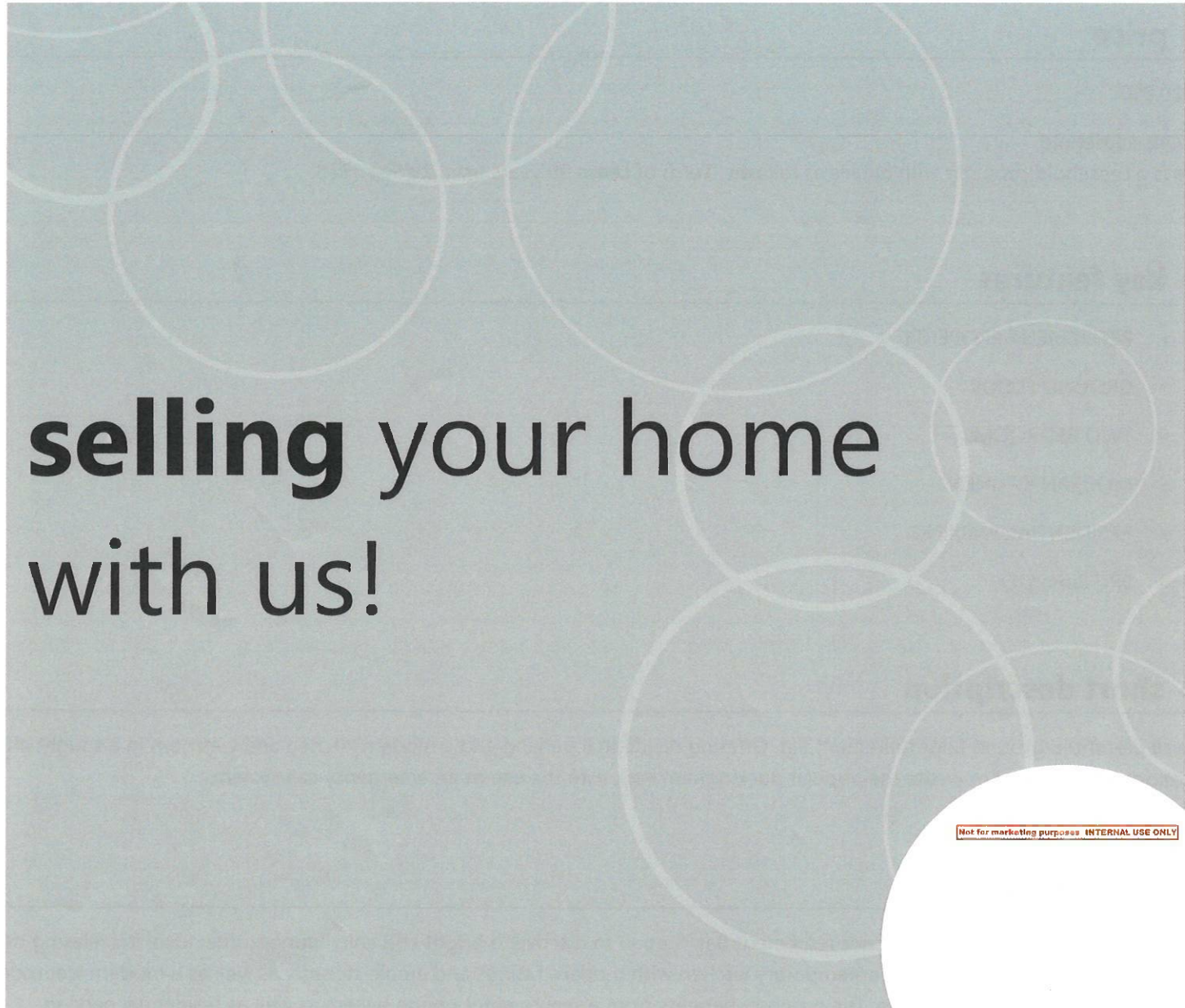
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property details **approval form**

Flat 3 Fairlawns, Upper Shoreham Road, Shoreham-By-Sea, West Sussex, England, BN43 6BW

Date: 22 April 2025

Property Ref and Version: SHM105419 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

Flat 3 Fairlawns, Upper Shoreham Road, Shoreham-By-Sea, West Sussex, England, BN43 6BW

Date: 22 April 2025

Property Ref and Version: SHM105419 - 0002

>> **price**

£220,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988.

>> **key features**

- > RETIREMENT PROPERTY
- > GROUND FLOOR
- > TWO BEDROOMS
- > MODERN KITCHEN
- > RESIDENTIAL PARKING
- > EPC Rating: D

>> **short description**

A well presented ground floor retirement flat. Offering residential parking and a modern kitchen and wetroom in a sought after development. Located opposite the popular Buckingham Park with the use of an emergency call system.

>> **long description**

A spacious two bedroom ground floor retirement flat. Step in to discover a bright and airy lounge/diner ideal for relaxing or entertaining. This home boasts a contemporary kitchen with modern fittings and ample storage, as well as a modern wet room designed for accessibility and ease. The property benefits from a secure entry phone system as well as residential parking, surrounded by well maintained established gardens.

The property is situated in this established residential position just off of the Upper Shoreham Road opposite Buckingham Park. Shoreham Town Centre is just over half a mile away providing a range of local shopping facilities, bars, restaurants, health and community center's along with mainline railway station which provides coastal and city services. A Bus service is available from the Upper Shoreham Road.

>> **directions**

property details approval form

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Date: 22 April 2025

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>> property images



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T 01273 461671 E Shoreham@fox-and-sons.co.uk

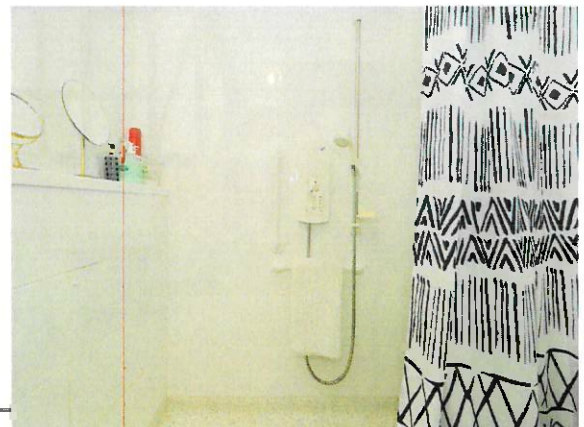
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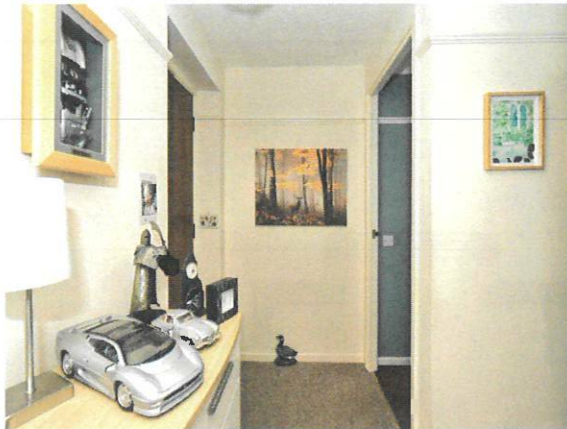
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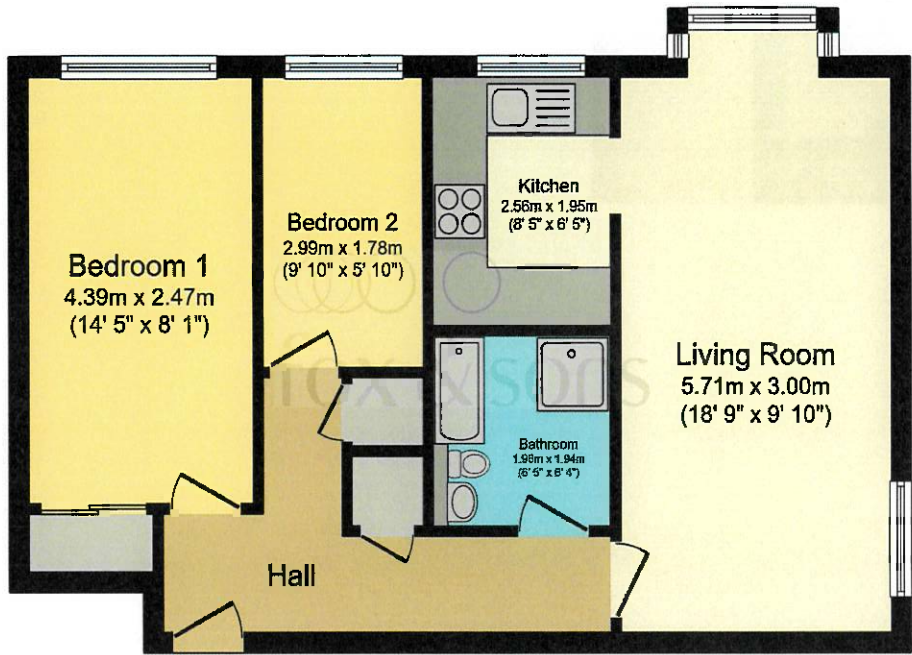
>> **property images**



property details approval form

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>> floor plan



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>> approval

	Signature	Date
Scott Packham	<i>SA Packham</i>	22/04/25
Mrs P. Banks Martin	<i>P of Banks Martin</i>	22/04/25,