

**RUSH
WITT &
WILSON**



**11 Fairlight Gardens, Hastings, East Sussex TN35 4AY
£165,000**

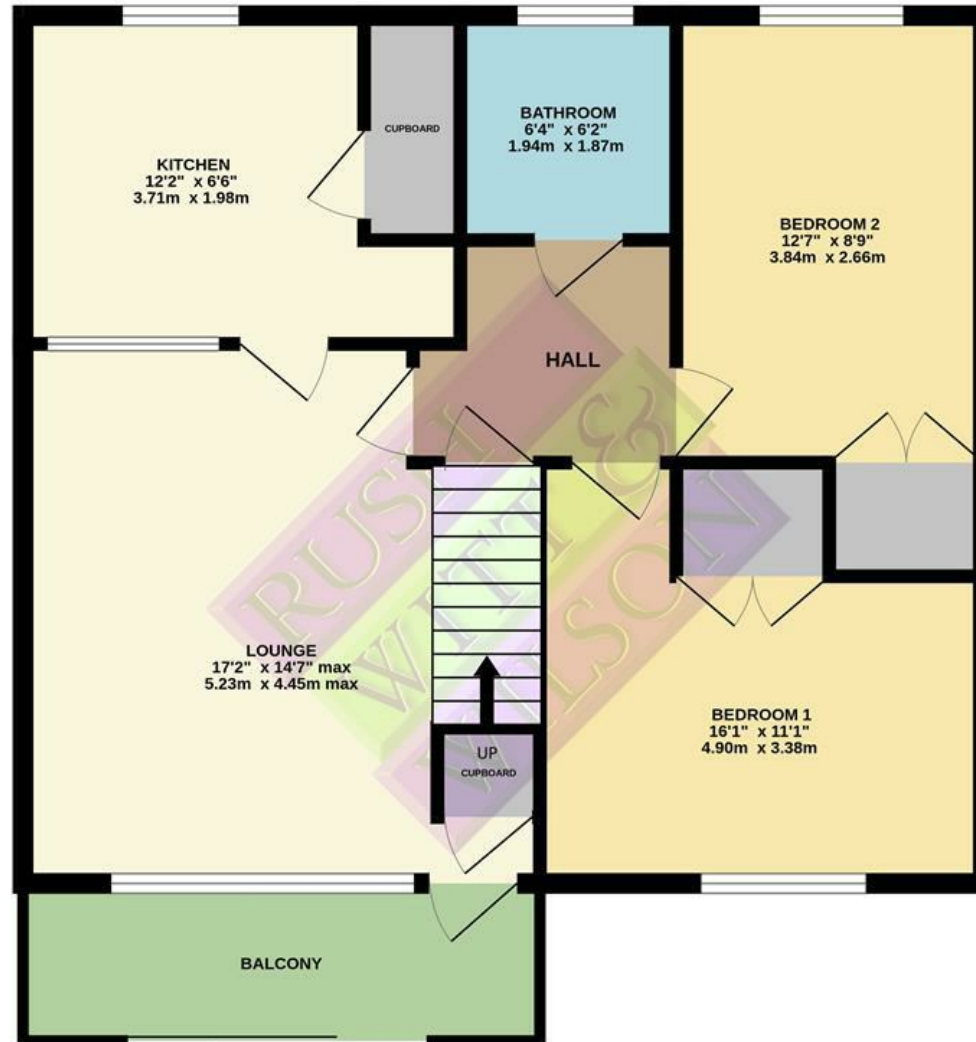
A two double bedroom first floor flat, forming part of this sought after and established block in Fairlight village, The property provides spacious living accommodation to include a 17'2 x 14'75 living room/diner with the elevated balcony to the front aspect that enjoys looking over the communal gardens together with a fitted kitchen. There are built-in double wardrobes to both bedrooms with the main bedroom measuring 16'1 x 11'1 overlooking the front communal gardens and a fitted bathroom suite. The property is ideally positioned close to local countryside walks as well as the bus services on Waites Lane connecting to the historic towns of Hastings & Rye. There is also a village Post Office/Store, a Farm Shop and a village pub. Further benefits include gas fired central heating, upvc double glazing, garage en-bloc and the property is to be sold chain free. We are advised that the service charges are approximately £100 pcm with the remainder of a 999 year lease to include a share of the freehold. Viewing is considered essential to secure this first floor apartment in such a picturesque village location.

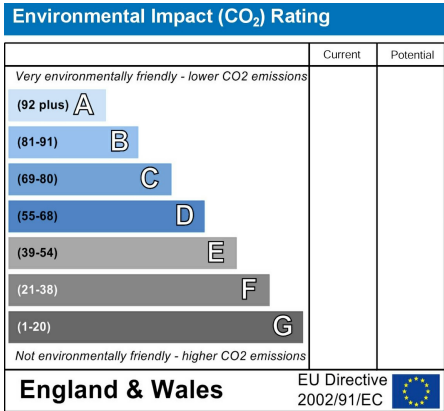
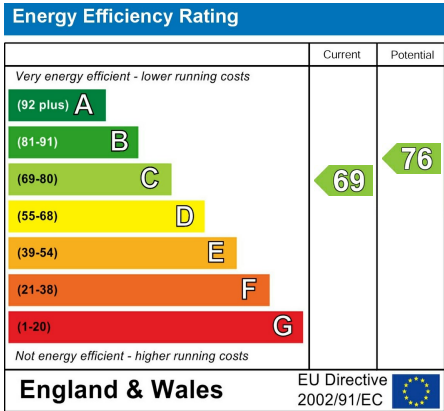
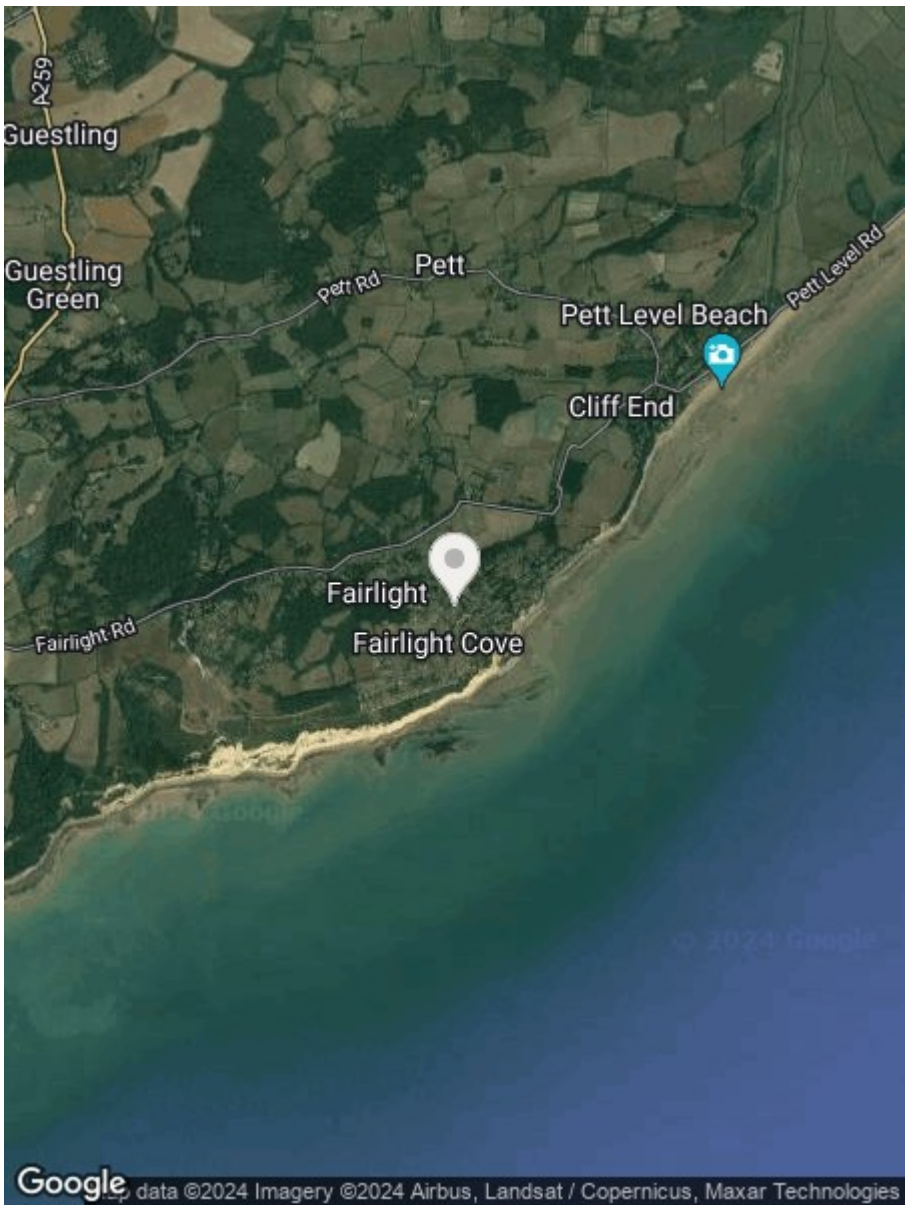






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