



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £124,950



## 58 Fairfield Lodge, Fairfield Road, Eastbourne, BN20 7NF

A CHAIN FREE one bedroom fourth (top) floor apartment forming part of this popular over 55's development. Situated in the purpose built wing and enviably located in the sought after Meads area of Eastbourne the flat benefits from a spacious double aspect lounge, double bedroom with fitted wardrobes, refitted shower room and fitted kitchen. The development is set in stunning lawned communal gardens and provides a residents lounge, laundry room and residents parking facilities. An internal inspection comes very highly recommended.

58 Fairfield Lodge  
Fairfield Road  
Eastbourne, BN20 7NF

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## Main Features

- Meads Over 55's Apartment
- 1 Bedroom
- Fourth (Top) Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Resident Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs and lift to fourth (top) floor private entrance door to

## Hallway

Range of built-in cupboards. Electric heater. Loft access (not inspected).

## Lounge

17'9 x 10'2 (5.41m x 3.10m )

Night storage heater with over ride switch. Coved ceiling. Wall lights. Double glazed window to front and side aspects.

## Fitted Kitchen

7'11 x 6'10 (2.41m x 2.08m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Part tiled walls. Upright fridge/freezer, washing machine and microwave. Double glazed window.

## Bedroom

14'1 x 8'7 (4.29m x 2.62m )

Night storage heater. Range of fitted wardrobes. Double glazed window to front aspect.

## Shower Room/WC

Refitted suite comprising walk-in shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Electric heater.

## Other Details

Fairfield Lodge is set in wonderful lawned communal gardens and the development benefits from residents lounge, laundry room, communal gardens and residents parking facilities

EPC = C

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: £350 per annum**

**Maintenance: £230 per calendar month**

**Lease: 152 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.