



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£124,950



49 Fairfield Lodge, Fairfield Road, Eastbourne, BN20 7NF

A CHAIN FREE one bedroom third 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.

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Fairfield Road,
Eastbourne, BN20 7NF

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Main Features

- Lower Meads Retirement Apartment
- 1 Double Bedroom
- Third Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Residents Lounge & Laundry Room
- Residents Parking
- Lawned Communal Gardens
- CHAIN FREE

Communal Entrance

Parking for residents. Residents lounge and laundry room. Stairs and lift to third floor private entrance door to -

Hallway

Electric radiator. Three storage cupboards.

Lounge

17'3 x 9'10 (5.26m x 3.00m)

Night storage heater. Two double glazed windows. Opening to -

Fitted Kitchen

7'10 x 6'10 (2.39m x 2.08m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Electric hob. Electric oven. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer.

Double Bedroom

13'10 x 8'5 (4.22m x 2.57m)

Electric radiator. Fitted wardrobes. Two double glazed windows.

Bathroom/WC

Suite comprising mobility bath with seat and shower over. Wash hand basin. Low level WC. Extractor fan. Part tiled walls.

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

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: £250pcm which includes water, sewage, gardeners, window cleaning & building insurance

Lease: 189 years from 1987. We have been advised of the 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.