



TOWN FLATS



📞 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£140,000



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

One bedroom third floor apartment forming part of this popular over 55's development, one of the key features of this apartment is the direct access out onto communal gardens. 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, 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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51 Fairfield Lodge,
Fairfield Road,
Eastbourne, BN20 7NF

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Main Features

- Well Presented Larger Design Lower Meads Retirement Apartment
- 1 Bedroom
- Third Floor
- Lounge With Direct Access On To The Communal Gardens
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Residents Lounge & Laundry Room
- Lawned Communal Gardens
- Resident Parking Facilities

Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway

3 storage cupboards.

Lounge

17'0 x 10'0 (5.18m x 3.05m)

Night storage heater. Carpet. Double glazed window to rear aspect and double glazed door leading to communal garden.

Fitted Kitchen

7'9 x 7'0 (2.36m x 2.13m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob. Extractor cooker hood. Integrated 'eye' level electric oven. Space for fridge/freezer. Plumbing and space for washing machine. Vinyl flooring. Double glazed window to side aspect.

Bedroom

11'5 x 8'5 (3.48m x 2.57m)

Night storage heater. Built-in wardrobe. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and cupboard below. Part tiled walls. Extractor fan. Heated towel rail. Carpet.

Other Details

Fairfield Lodge is set in wonderful communal gardens and the development benefits from a residents lounge where social events are held, laundry room, communal gardens with lawned & patio areas 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: £250 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.