



TOWN FLATS



01323 416600

Leasehold



1 Bedroom

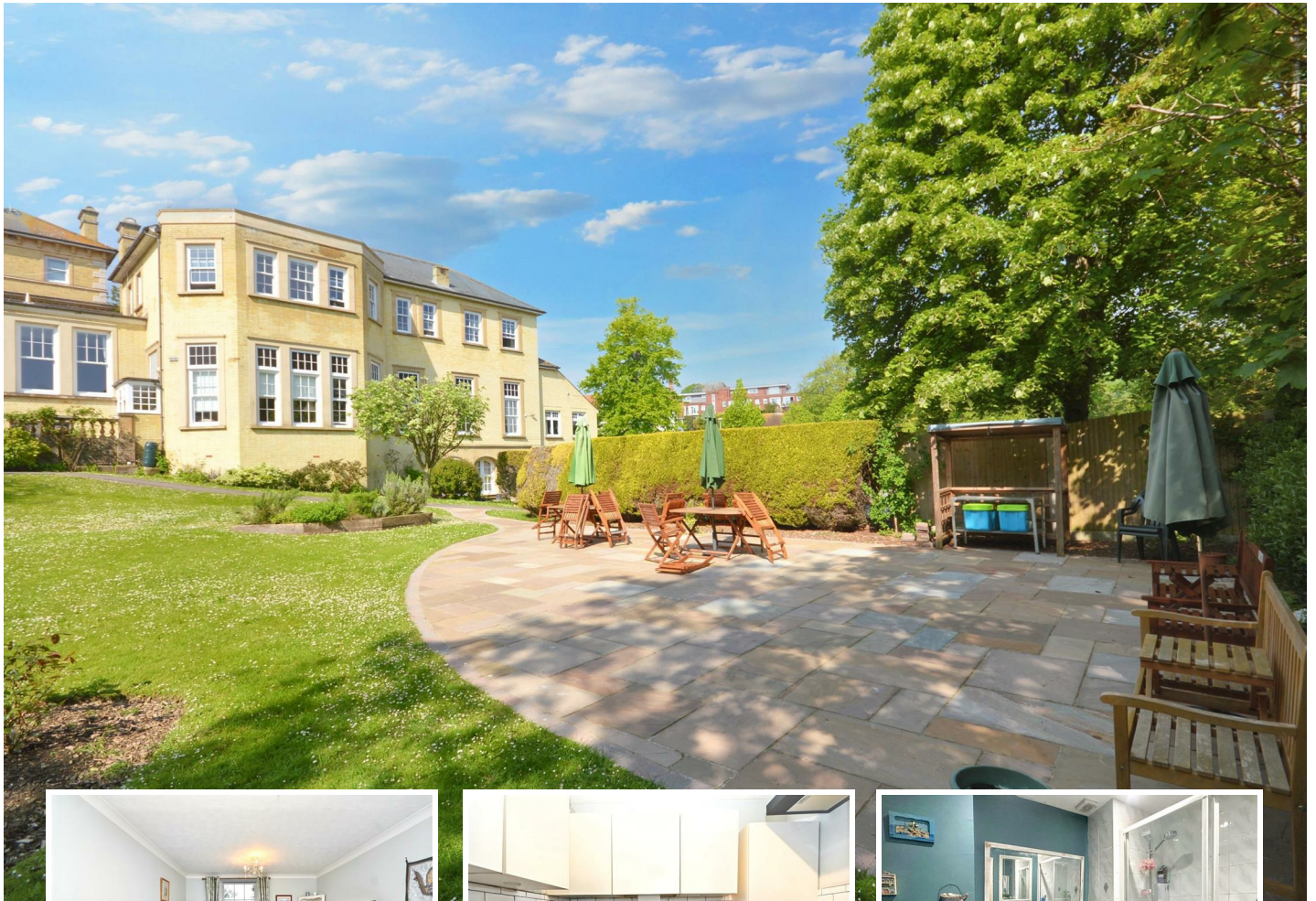


1 Reception



1 Bathroom

£125,000



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

An extremely well presented on bedroom ground floor apartment forming part of this retirement development in Meads. Having undergone much improvement the flat benefits from a refitted kitchen & shower room, double bedroom with fitted wardrobe and lounge with double glazed Sash window overlooking the communal gardens. The development benefits from a residents lounge, laundry room and residents parking faculties. An internal inspection comes highly recommended.



www.town-property.com



info@townflats.com

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

£125,000

Main Features

- Extremely Well Presented Meads Retirmenet Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Park Like Communal Gardens
- Residents Lounge & Laundry Room
- Residents Parking

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Coved ceiling. Wood effect flooring.

Lounge

14'6 x 10'5 (4.42m x 3.18m)

Electric radiator. Coved ceiling. Entryphone handset. Double glazed Sash window to rear aspect. Buil-in cupboard with fixed shelving and plumbing & space for washing machine.

Fitted Kitchen

7'10 x 5'10 (2.39m x 1.78m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Part tiled walls.

Double Bedroom

11'0 x 8'5 (3.35m x 2.57m)

Electric heater. Fitted wardrobe. Coved ceiling. Double glazed window to rear aspect.

Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Vanity unit with wash basin, chrome mixer tsp and cupboard below. Part tiled walls. Tiled floor. Inset spotlights. Chrome heated towel rail.

Other Details

The development is set in wonderful communal gardens. There is a laundry room and a residents lounge.

Parking

There is residents parking.

Council Tax Band = A

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 which includes water

Lease: 151 years remaining. We have been advised of the remaining lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.