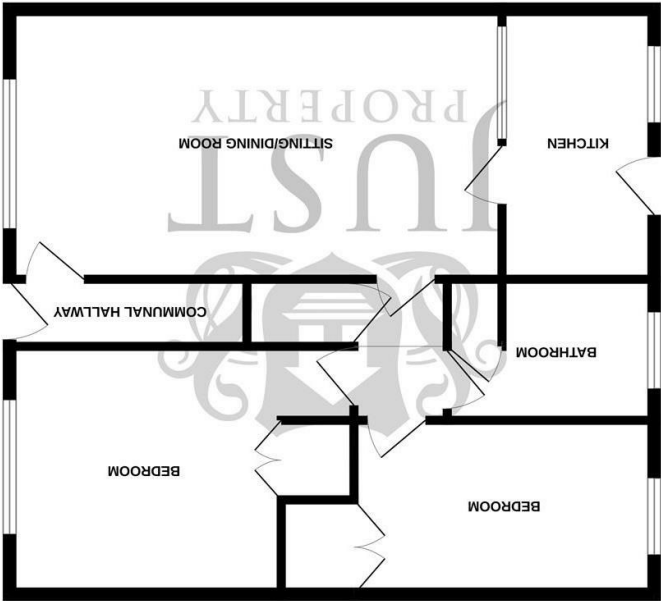




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	69	78
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR



www.justproperty.net

FLOORPLANS

18 Fairlight Gardens, Fairlight, TN35 4AY



2 Bedrooms 1 Receptions 1 Bathrooms 742.71 sq ft

18 Fairlight Gardens, Fairlight, TN35 4AY

Leasehold - Share of Freehold

£199,950



PROPERTY DETAILS

**** CHAIN FREE ****

A very well presented and maintained two double bedroom ground floor flat, forming part of this sought after purpose built block tucked away just off Waites Lane in Fairlight village. Ideally situated within immediate walking distance local bus services connecting to the historic towns of Hastings & Rye as well as being close to local countryside & coastal walks along the Saxon Shoreline and leading into Hastings Country Park from Channel Way.

The property is set back within Fairlight Gardens and provides accommodation to include a 20'8 x 11'5 living room/diner which leads into the modern fitted kitchen with a personal door out to the rear garden. From the inner hallway there is a 13'0 x 11'3 bedroom one, a 13'3 x 8'11 second bedroom (both with built-in double wardrobe cupboards) and a contemporary shower room/w.c.

Externally, there are communal gardens and a garage in the nearby block. Further benefits include gas fired central heating, double glazing and the property is available chain free.

We have been advised that there are approximately 946 years remaining the Lease with a share of the Freehold and the service charges are approximately £660 Twice Yearly. Viewing strictly by appointment with sole agents, Just Property.

W3W Location - ///paves.workflow.headlines

ROOM DIMENSIONS

Communal Entrance Hall

Front Door

Living Room/Diner
20'8" x 11'5" (6.30 x 3.48)

Kitchen
10'2" x 7'10" (3.10 x 2.39)

Inner Hall

Bedroom One
13'0" x 11'3" (3.96 x 3.43)

Bedroom Two
13'3" x 8'11" (4.04 x 2.72)

Shower Room/W.C
7'10" x 6'5" (2.39 x 1.96)

Communal Garden

Garage in Block

FEATURES

- Ground Floor Apartment
- Two Double Bedrooms
- 20'8 x 11'5 Living Room
- Modern Fitted Kitchen
- Shower Room/W.C
- Garage in Block
- Communal Gardens
- To Be Sold Chain Free
- Share of Freehold

