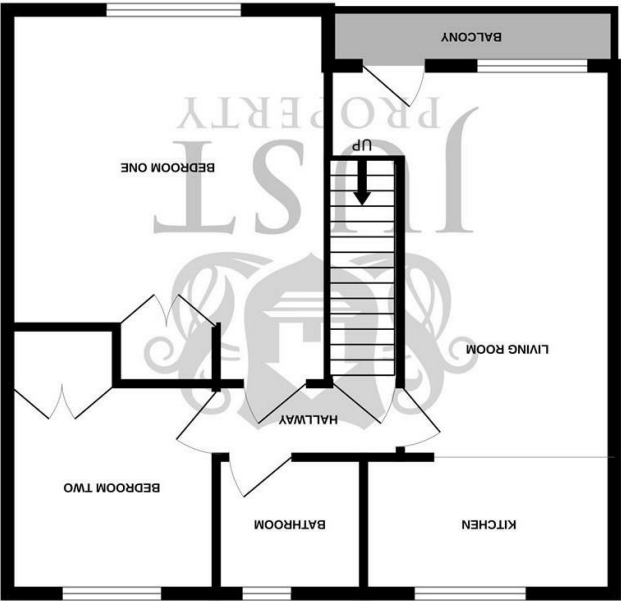


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures and fittings are approximate and should be used as a guide only. The floorplan is not intended to be used as a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FIRST FLOOR

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	
	Very energy efficient - lower running costs	
	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
	Not energy efficient - higher running costs	
	63	65



www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 667.36 sq ft

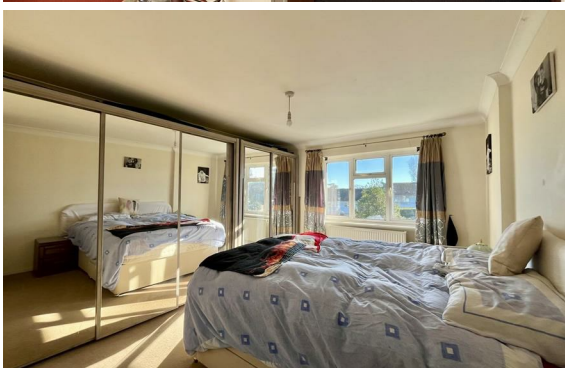
5 Fairlight Gardens, Fairlight, TN35 4AY

FLOORPLANS

5 Fairlight Gardens, Fairlight, TN35 4AY

Leasehold - Share of Freehold

£184,950





Leasehold - Share of Freehold

£184,950



2 Bedrooms	1 Receptions	1 Bathrooms	667.36 sq ft
------------	--------------	-------------	--------------

PROPERTY DETAILS

**** IDEAL FIRST PURCHASE****

A very well-presented and maintained two double-bedroom first-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 of local bus services connecting to the historic towns of Hastings & Rye, as well as being close to local countryside and coastal walks along the Saxon Shoreline, leading into Hastings Country Park from Channel Way.

The property is set back within Fairlight Gardens and provides accommodation to include an open-plan kitchen/living room/diner. From the inner hallway, there is a 13'1" x 11'3" bedroom one, an 11'5" x 8'11" second bedroom (both with built-in double wardrobe cupboards), and a contemporary bathroom/W.C.

Externally, there are communal gardens. Further benefits include gas-fired central heating, double glazing and a private balcony.

We have been advised that there are approximately 946 years remaining on 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 - ///////////////opts.sunflower.gearing

ROOM DIMENSIONS

- Communal Front Door
- Stairs to First Floor
- Front Door
- Entrance Hall
- Open Plan Kitchen
10'4" x 5'10" (3.15 x 1.78)
- Living Room
16'9" x 11'3" (5.11 x 3.45)
- Balcony
- Bedroom
13'1" x 11'3" (3.99m x 3.43m)
- Bedroom
11'5" x 8'11" (3.48m x 2.72m)
- Bathroom
- Communal Gardens

FEATURES

- First Floor Flat
- Two Double Bedrooms
- Open Plan Kitchen
- Living Room
- Bathroom
- Private Balcony
- Communal Gardens
- Share of Freehold
- Favored Location



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.