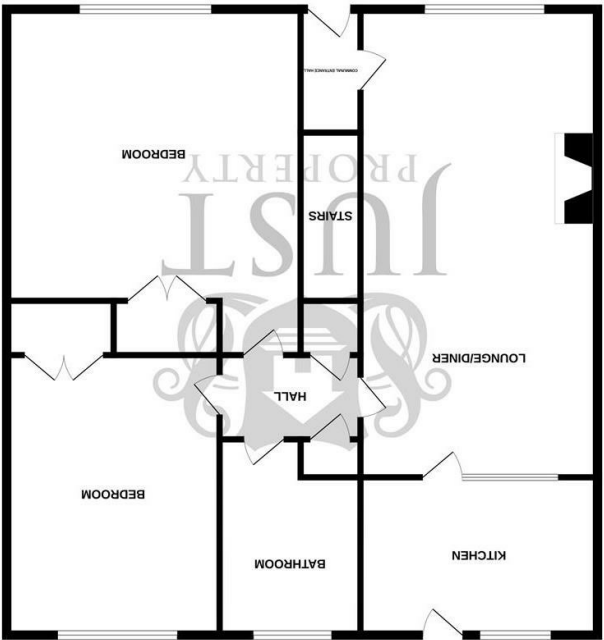




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
		Potential
		Current
		77
		77



GROUND FLOOR

FLOORPLANS

Flat 12 Fairlight Gardens, Fairlight, TN35 4AY

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 688.89 sq ft

Flat 12 Fairlight Gardens, Fairlight, TN35 4AY

Leasehold - Share of Freehold

£199,950



PROPERTY DETAILS

An immaculately presented two double bedroom ground floor flat, extensively renovated by the current owners and set within the sought-after Fairlight Gardens development. 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 has undergone significant works including soundproofed ceilings, partial re-wiring, a media wall, a marble fireplace, a modern fitted kitchen with granite work surfaces, and a contemporary bathroom. Wooden shutters have been fitted in the rooms at the front of the property, combining practicality with style.

Accommodation comprises a spacious living/dining room (20'6" x 11'3"), a sleek kitchen with direct access to the communal gardens, two generous double bedrooms (both with built-in wardrobes), and a stylish bathroom.

Externally, residents benefit from landscaped communal gardens and a garage within a nearby block. In addition, external decorating works are scheduled for Fairlight Gardens, which will further enhance the development — these costs are already covered by the maintenance.

Additional features include gas-fired central heating, double glazing, and the property is offered chain free.

We understand the lease has approximately 946 years remaining with a share of the freehold. Service charges are approximately £660 twice yearly.

Viewing strictly by appointment with sole agents, Just Property.

ROOM DIMENSIONS

Communal Hall

Front Door

Livingroom/ Diner
20'6" x 11'3" (6.25m x 3.43m)

Kitchen
10'5" x 6'0" (3.18m x 1.83m)

Bedroom
12'11" x 11'3" (3.96 x 3.45)

Bedroom
11'5" x 8'9" (3.48 x 2.69)

Bathroom

Garage en Bloc

FEATURES

- Ground Floor Flat
- Two Double Bedrooms
- Immaculately Presented
- Extensive Works Carried Out
- Sound Proofed Ceilings
- Modern Kitchen & Bathroom
- Communal Gardens
- Garage
- Share of Freehold
- Village Location

