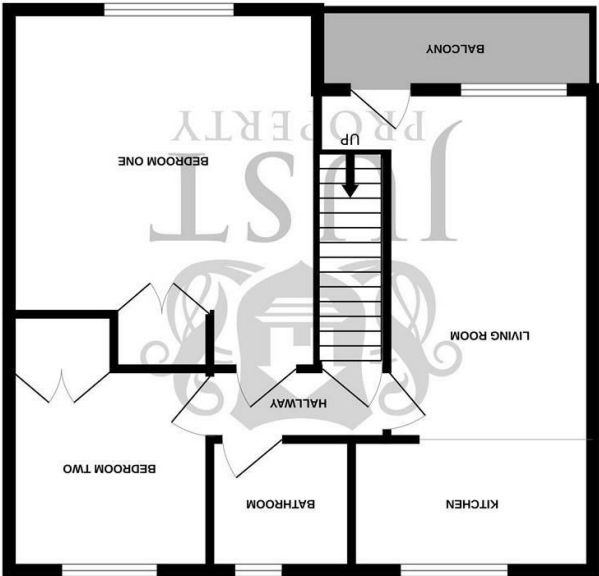


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
65	63	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		



FIRST FLOOR



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FLOORPLANS

5 Fairlight Gardens, Fairlight, TN35 4AY



2 Bedrooms 1 Receptions 1 Bathrooms 667.36 sq ft



5 Fairlight Gardens, Fairlight, TN35 4AY

Leasehold - Share of Freehold

£184,950



PROPERTY DETAILS

IDEAL FIRST PURCHASE A beautifully presented and recently redecorated two double-bedroom first-floor flat, forming part of this sought-after purpose-built development, tucked away just off Waites Lane in the heart of Fairlight village. The property has been freshly decorated and carefully maintained throughout, creating a bright, clean and welcoming home that is ready for its next owner to move straight into.

Ideally positioned within easy walking distance of local bus services connecting to the historic towns of Hastings and Rye, the property is also perfectly placed to enjoy the surrounding countryside and coastline, with scenic walks along the Saxon Shoreline and into Hastings Country Park accessible from nearby Channel Way.

Set back within Fairlight Gardens, the accommodation centers around a spacious open-plan kitchen/living room/diner, providing an excellent sociable living space with access onto a private balcony.

From the inner hallway there are two generous double bedrooms, with bedroom one measuring approximately 13'1" x 11'3" and bedroom two approximately 11'5" x 8'11". Both bedrooms benefit from built-in double wardrobe cupboards. There is also a well-appointed contemporary bathroom/W.C.

Externally, residents have the use of well-maintained communal gardens, while 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, together with a share of the freehold, and that the service charge is approximately £660 payable twice yearly.

Offering spacious, well-presented accommodation in a peaceful village setting, this attractive apartment would make an ideal first purchase, downsizing opportunity or low-maintenance coastal home. Viewing is strictly by appointment with sole agents, Just Property.

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" (3.99 x 3.43)

Bedroom
11'5" x 8'11" (3.48 x 2.72)

Bathroom

Communal Gardens

FEATURES

- Ideal First Purchase
- Two Double Bedrooms
- First-Floor Apartment
- Recently Redecorated Throughout
- Spacious Open-Plan Living/Kitchen/Dining Room
- Private Balcony
- Share Of Freehold
- Approximately 946 Years Remaining On Lease
- Well-Maintained Communal Gardens

