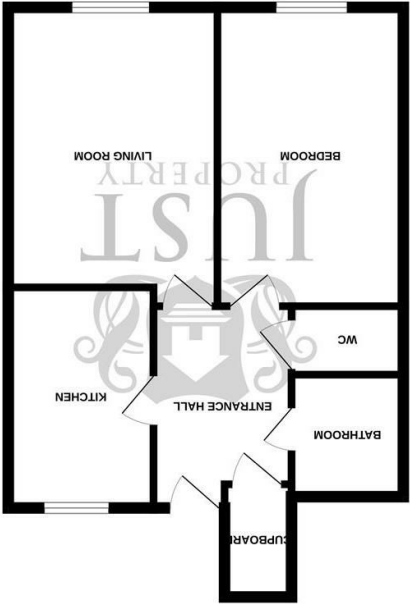


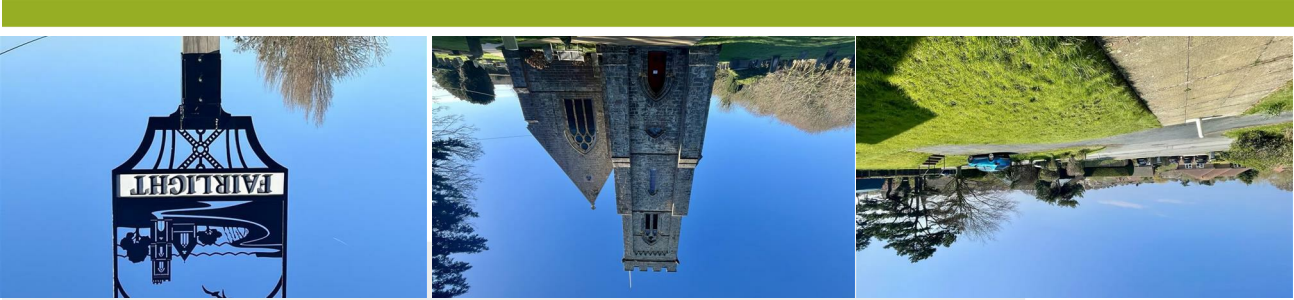


England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
74		76

This energy rating has been made to ensure the accuracy of the figures provided. It is based on the information provided and is not a guarantee of the actual energy consumption of the property. The energy rating is based on the information provided and is not a guarantee of the actual energy consumption of the property. The energy rating is based on the information provided and is not a guarantee of the actual energy consumption of the property.



GROUND FLOOR



www.justproperty.net

Flat 2 Shepherds Court Shepherds Way, Fairlight, TN35 4BB

FLOORPLANS



Flat 2 Shepherds Court Shepherds Way, Fairlight, TN35 4BB

Leasehold

£100,000





Leasehold

£100,000



1 Bedrooms	1 Receptions	1 Bathrooms	495.14 sq ft
------------	--------------	-------------	--------------

PROPERTY DETAILS

Just Property are delighted to bring to the market a ground floor purpose built flat set in the heart of the desirable village of Fairlight. Situated within a highly sought after development exclusively for the over 55s the property enjoys an excellent position within in the building.

With a private entrance the property has well proportioned accommodation and also boasts one double bedroom, modern fitted kitchen, living room, bathroom, separate wc, entrance hall and storage cupboard. The property additionally benefits from double glazing and gas boiler with radiators.

To the outside of the property there are communal gardens with seating areas and clothes drying area.

From this wonderful village location you are close to numerous attractive walks , the village pub and post office. The many amenities of Hastings are also within easy reach.

The property is to be sold with vacant possession and no onward chain therefore viewing is highly recommended, please contact Just Property the sole agents for further information and to arrange access.



ROOM DIMENSIONS

- Front Door
- Entrance Hall
- Kitchen
9'9 x 7'5 (2.97m x 2.26m)
- Living Room
15'3 x 10'9 (4.65m x 3.28m)
- Bedroom
14'11" m x 9'8" (4.55 m x 2.97m)
- Shower Room
- W.C
- Communal Gardens

FEATURES

- Ground Floor Flat
- One Bedroom
- 15'3 x 10'9 Living Room
- Central Village Location
- Over 55s Retirement Block
- Bathroom & Separate WC
- Communal Gardens
- Chain Free

