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

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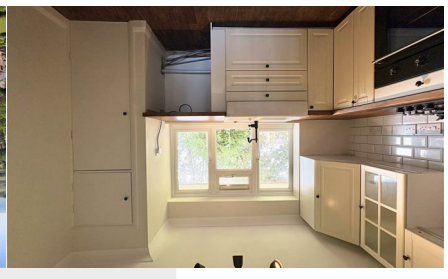
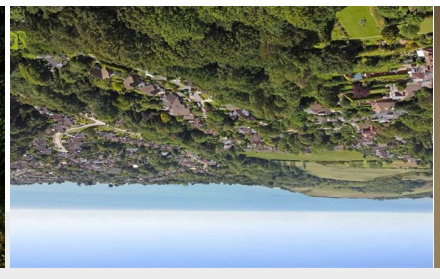
FLOORPLANS

15 Fairlight Gardens, Hastings, TN35 4AY





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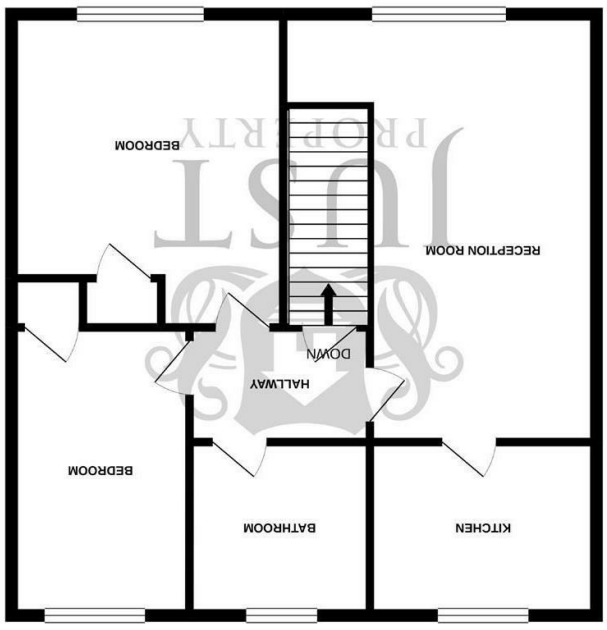
FIRST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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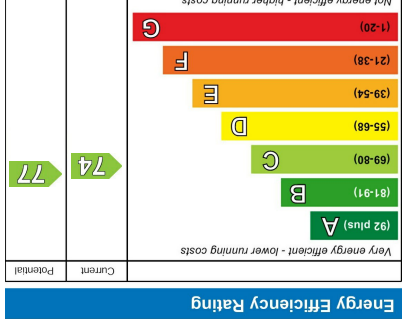
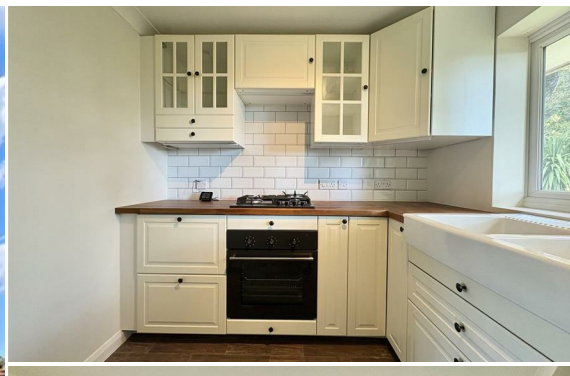
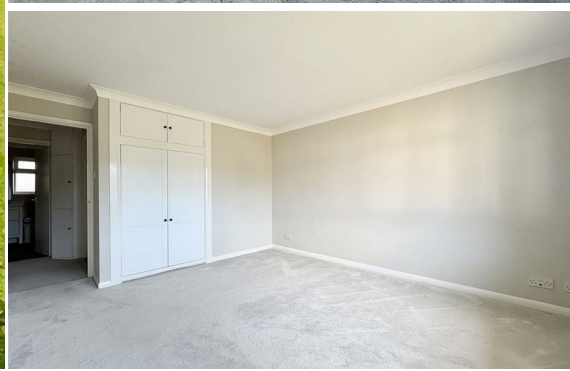


Leasehold - Share of Freehold

£189,950

15 Fairlight Gardens, Hastings, TN35 4AY





Leasehold - Share of Freehold

£189,950

2 Bedrooms | 1 Receptions | 1 Bathrooms | 753.48 sq ft

PROPERTY DETAILS

An immaculate and beautifully presented two double bedroom first floor apartment, forming part of this sought-after purpose-built development in the heart of Fairlight Village. The property is ideally positioned within easy reach of local countryside and coastal walks, while regular bus services from nearby Waites Lane provide convenient connections to the historic towns of Hastings and Rye.

The apartment offers bright, spacious and exceptionally well-presented accommodation throughout. A particular feature is the impressive 19'10 x 14'8 living room/diner, providing plenty of space for both seating and dining areas and enjoying a pleasant outlook directly over the attractive communal gardens. The modern fitted kitchen offers a range of integrated appliances, while the contemporary bathroom/w.c is fitted with an over-bath shower.

There are two generous double bedrooms, both benefiting from built-in double wardrobes. The principal bedroom is particularly spacious, measuring 14'9 x 11'3 and incorporating its own dressing area.

Outside, residents have the use of well-maintained communal gardens, while the apartment also benefits from its own private single garage situated within the adjoining block.

Further benefits include gas fired central heating, uPVC double glazing and a share of the freehold. We have also been advised that the property has the remainder of a 999-year lease, with a maintenance/service charge of approximately £1,320 per annum.

Combining generous accommodation, an excellent standard of presentation and a highly desirable village location. Viewing is highly recommended to fully appreciate everything this superb apartment has to offer, exclusively through the owners' sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance Hall

Stairs to First Floor

Private Front Door to

Hallway

Lounge/Diner
19'10" x 14'7" (6.05 x 4.47)

Kitchen
10'5" x 8'0" (3.20 x 2.44)

Bedroom One
14'9" x 11'3" (4.50 x 3.43)

Bedroom Two
13'5" x 8'2" (4.09 x 2.49)

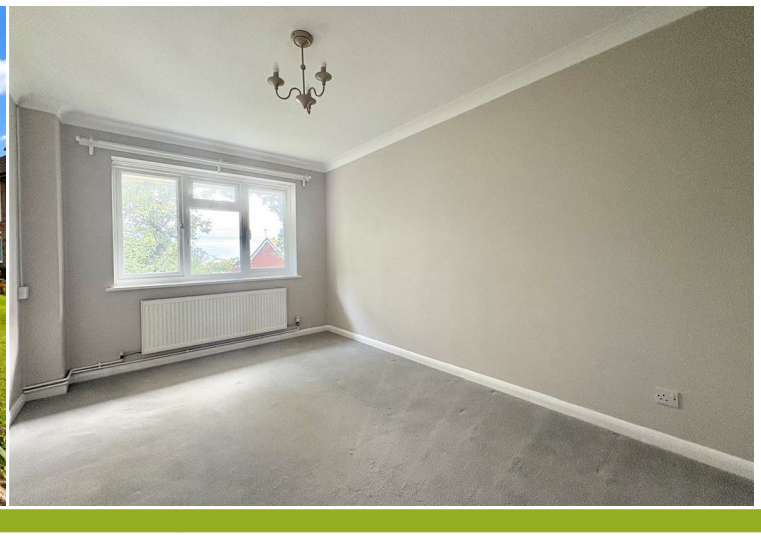
Bathroom/W.C

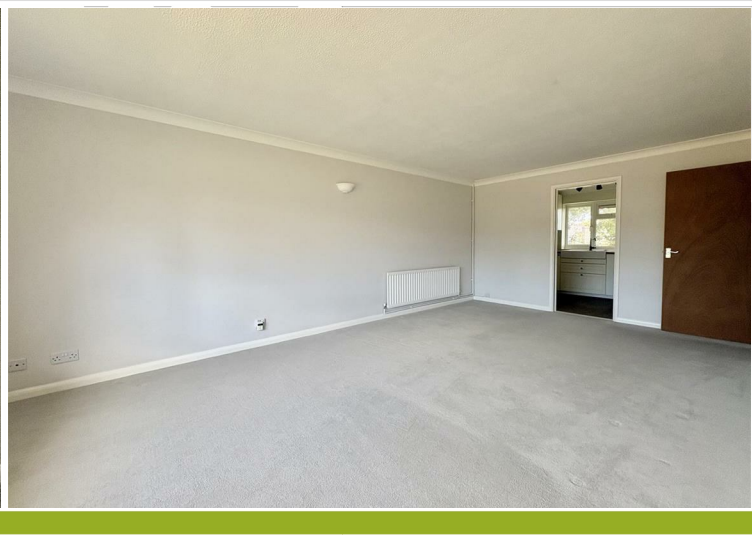
Garage in Block

Communal Gardens

FEATURES

- First Floor Apartment
- Two Double Bedrooms
- 19'10 Lounge/Diner
- Modern Fitted Kitchen
- Modern Bathroom/W.C
- Garage in Block
- Communal Gardens
- Village Location
- Share of Freehold





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.