



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£114,950



46 Fairfield Lodge, Fairfield Road, Eastbourne, BN20 7NF

A CHAIN FREE one bedroom retirement apartment, situated on the third floor of the popular Fairfield Lodge development in the highly sought after Meads area. Exclusively for the over 55s, the apartment is accessed via a lift and offers well proportioned accommodation comprising a comfortable living/dining room, separate kitchen, double bedroom with built-in wardrobes and a shower room. While the property would now benefit from some updating, it has been well maintained and provides an excellent opportunity to personalise and enhance to individual taste. Fairfield Lodge is set within attractive communal grounds and offers a range of facilities designed to support independent retirement living, including a residents' lounge, laundry room, residents' parking and lift access. Conveniently positioned close to Meads Village with its shops, cafés and amenities, the development is also within easy reach of Eastbourne town centre, the seafront and mainline railway station.

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Fairfield Road,
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Main Features

- CHAIN FREE Retirement Apartment For The Over 55s
- Third Floor Position With Lift Access
- One Double Bedroom With Built-In Wardrobes
- Spacious Living/Dining Room
- Separate Kitchen
- Shower Room
- Scope For Updating & Improvement
- Residents' Lounge & Laundry Room
- Attractive Communal Gardens And Residents' Parking
- Sought After Meads Location Close To Village Amenities

Entrance

Communal entrance with stairs and lift providing access to the third floor private entrance door to -

Hallway

Electric heater. Cupboard housing the newly installed fuse board. Airing cupboard. Recessed storage area.

Lounge

17'9 x 10'3 (5.41m x 3.12m)
Wall lights. 2 double glazed windows to the side aspect.

Fitted Kitchen

8'0 x 6'11 (2.44m x 2.11m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob. Eye level double electric oven. Extractor hood. Integral fridge/freezer. Plumbing & space for a washing machine.

Bedroom

12'5 x 8'9 (3.78m x 2.67m)
Electric heater. Fitted wardrobes. Double glazed window to the side aspect.

Shower Room/WC

Walk-in shower cubicle. Wash hand basin. Low level WC. Extractor fan. Tiled floor. Tiled walls.

Outside

Beautifully maintained communal gardens with lawn and patio areas.

Other Details

There is a residents lounge and laundry room.

Parking

Residents parking.

EPC = D

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £350 per annum

Maintenance: £250 per calendar month

Lease: 150 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.