

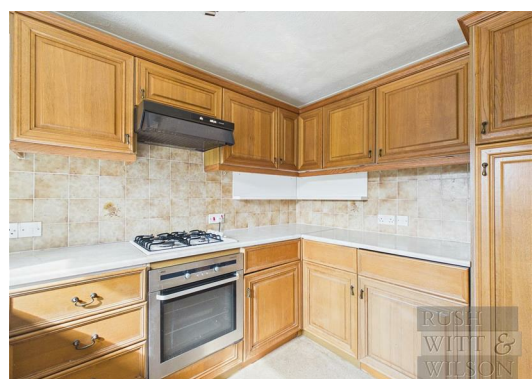


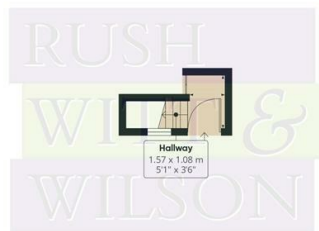
10 Shepherds Court Shepherds Way, Fairlight, TN35 4BB

Offers In The Region Of £120,000 Leasehold

****OVER 55's ONLY****

Nestled in the charming village of Fairlight, Hastings, this delightful one-bedroom retirement apartment offers a perfect blend of comfort and convenience. Located on the first floor of a purpose-built development, the property is designed specifically for those aged 55 and over, ensuring a peaceful and supportive living environment. Upon entering, you will find a welcoming reception room that provides a bright and airy space for relaxation and socialising. The fitted kitchen is equipped with built-in appliances, making meal preparation a breeze. The bedroom features built-in wardrobes, providing ample storage while maintaining a tidy appearance. The bathroom is thoughtfully designed with a vanity unit, a shower unit, and a separate W/C., catering to your daily needs with ease. This apartment is further enhanced by gas-fired central heating and sealed unit double glazing, ensuring warmth and energy efficiency throughout the year. For added peace of mind, a life line pull cord system is in place, offering residents a sense of security. Outside, the property boasts an allocated car port parking space, a valuable feature in this tranquil village setting. The location is ideal, with local bus routes and scenic walks just a stone's throw away, allowing for easy access to the surrounding area. This chain free apartment presents an excellent opportunity for those seeking a comfortable retirement living space in a friendly community.





Approximate total area^m

49.7 m²
536 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

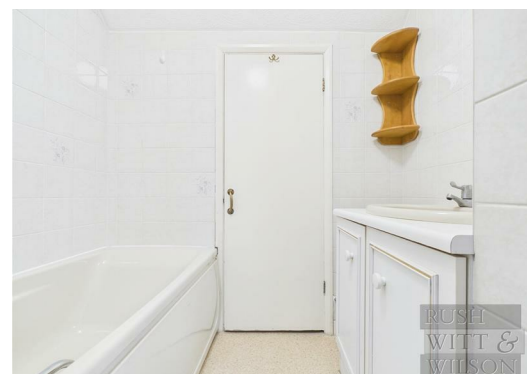
Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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