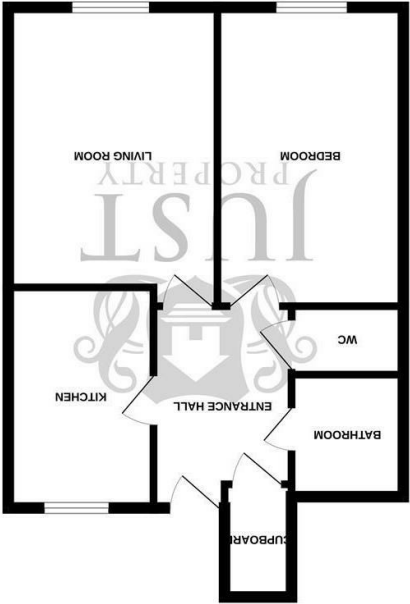




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	70	76
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

This energy rating has been made to ensure the accuracy of the figures contained here. Measurements of areas, volumes, levels and other items have been taken and recorded to the best of our knowledge and belief. The company does not warrant the accuracy of the figures and does not accept any liability for any errors or omissions. The company does not warrant the accuracy of the figures and does not accept any liability for any errors or omissions. The company does not warrant the accuracy of the figures and does not accept any liability for any errors or omissions.



GROUND FLOOR



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Flat 1 Shepherds Court Shepherds Way, Fairlight, TN35 4BB

FLOORPLANS



Flat 1 Shepherds Court Shepherds Way, Fairlight, TN35 4BB

Leasehold

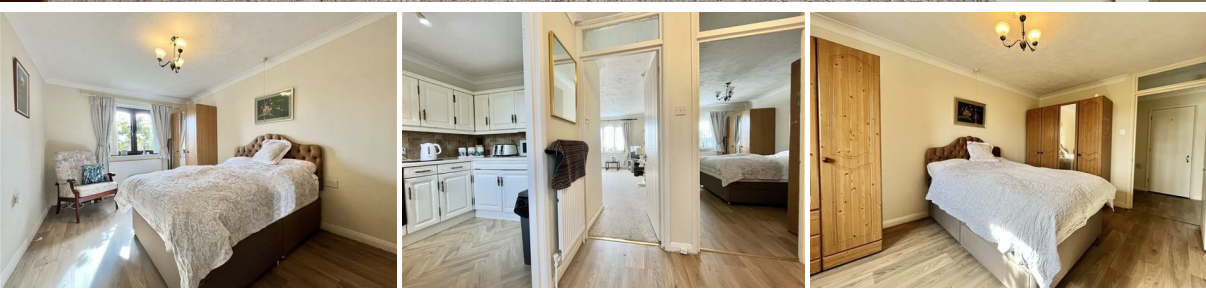
£130,000





Leasehold

£130,000



ROOM DIMENSIONS

Front Door

Entrance Hall

Kitchen
6'6",318'2" x 7'4" (2,97 x 2.26)

Living Room
15'3" x 10'9" (4.65 x 3.28)

Bedroom
14'11" x 9'8" (4.55 x 2.97)

W.C.

Shower Room

Communal Gardens

PROPERTY DETAILS

Just Property are delighted to present this ground floor, purpose-built flat, ideally located in the heart of the highly desirable village of Fairlight. Positioned within a sought-after development exclusively for the over 55s, the property enjoys a particularly favourable position within the building.

Accessed via its own private entrance, the flat offers well-proportioned accommodation throughout. The property comprises a double bedroom, a modern fitted kitchen, a bright living room, a bathroom, a separate WC, an entrance hall, and a useful storage cupboard. Further benefits include double glazing and gas central heating via a boiler and radiators.

The property is held on a long lease of approximately 150 years, with maintenance charges currently in the region of £172 per calendar month.

Externally, residents can enjoy well-maintained communal gardens, complete with seating areas and a designated clothes drying space.

Fairlight offers a charming village setting with access to a range of scenic walks, along with a local pub and Village shop. The wider amenities of Hastings are also within easy reach.

The property is being sold with vacant possession and no onward chain. Early viewing is highly recommended, please contact Just Property, the sole agents, for further information or to arrange an appointment.

FEATURES

- Ground Floor Flat
- One Bedroom
- Chain Free
- Over 55s Retirement Block
- Communal Gardens
- Modern Shower Room
- Modern Separate W.C
- 15'3 x 10'9 Living Room



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.