



**2 Shepherds Court Shepherds Way,
Fairlight, TN35 4BB
£100,000 Leasehold**

Rush Witt & Wilson are delighted to bring to the market this ground floor one-bedroom flat, specifically designed for the over-55s, benefiting from its own private entrance, a 61-year lease, and access to communal gardens. The well-proportioned and light accommodation comprises an entrance hall, a spacious lounge/dining room, double bedroom, fitted kitchen, bathroom, and a separate WC. Externally, the property enjoys well-maintained communal gardens, residents' parking to the front, and a communal store room. Additional features include gas-fired central heating and double glazing. The property is offered chain free. Ideally located in the heart of Fairlight Village, the flat is within easy reach of regular bus services along Shepherds Way, providing links to the historic towns of Hastings and Rye. The property is also close to countryside and coastal walks, Hastings Country Park, and a range of village amenities including a local store/Post Office, farm shop, hairdressers, and village pub.



