



**2 Shepherds Court Shepherds Way,
Fairlight, TN35 4BB
£125,000 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.



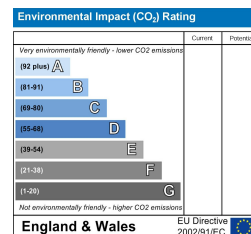
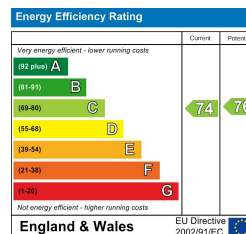


Council Tax Band - B

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).
- Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice.
- To find out how we process Personal Data,** please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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