RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

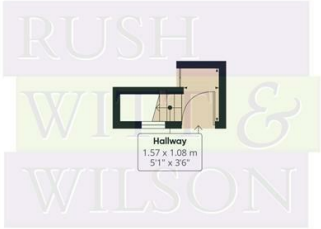
www.rushwittwilson.co.uk

# 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 a bath 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.




Floor 0

Floor 1

Approximate total area(1)
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.

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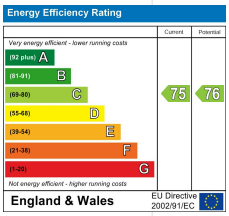


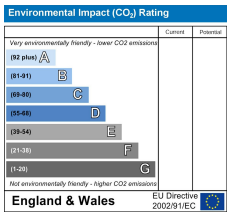

Council Tax Band - B

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:

1. 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).

2. 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.

3. 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.

4. VAT: The VAT position relating to the property may change without notice.

5. 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

**Rother House Havelock Road**
**Hastings**
**East Sussex**
**TN34 1BP**
**Tel: 01424 442443**
**hastings@rushwittwilson.co.uk**
**www.rushwittwilson.co.uk**