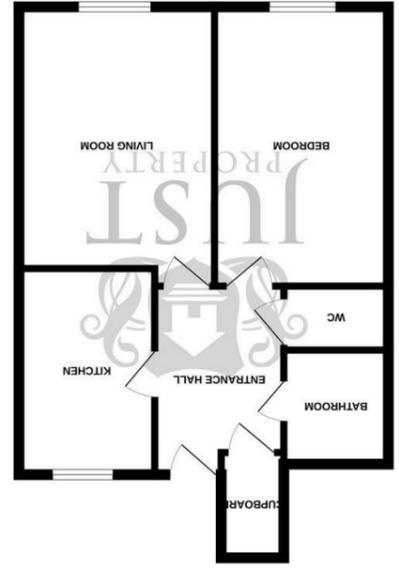


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	74
Potential	76

These plans have been prepared for the purpose of providing a general impression of the property. They are not intended to be used as a contract or a warranty. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



GROUND FLOOR



www.justproperty.net

Flat 2 Shepherds Court Shepherds Way, Fairlight, TN35 4BB

FLOORPLANS



1 Bedrooms 1 Receptions 1 Bathrooms 495.14 sq ft

Leasehold

£125,000

Flat 2 Shepherds Court Shepherds Way, Fairlight, TN35 4BB





Leasehold

£125,000

1 Bedrooms 1 Receptions 1 Bathrooms 495.14 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market a ground floor purpose built flat set in the heart of the desirable village of Fairlight. Situated within a highly sought after development exclusively for the over 55s the property enjoys an excellent position within in the building.

With a private entrance the property has well proportioned accommodation and also boasts one double bedroom, modern fitted kitchen, living room, bathroom, separate wc, entrance hall and storage cupboard. The property additionally benefits from double glazing and gas boiler with radiators.

To the outside of the property there are communal gardens with seating areas and clothes drying area.

From this wonderful village location you are close to numerous attractive walks , the village pub and post office. The many amenities of Hastings are also within easy reach.

The property is to be sold with vacant possession and no onward chain therefore viewing is highly recommended, please contact Just Property the sole agents for further information and to arrange access.



ROOM DIMENSIONS

Front Door

Entrance Hall

Kitchen
9'9 x 7'5 (2.97m x 2.26m)

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

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

Shower Room

W.C

Communal Gardens

FEATURES

- Ground Floor Flat
- One Bedroom
- 15'3 x 10'9 Living Room
- Central Village Location
- Over 55s Retirement Block
- Bathroom & Separate WC
- Communal Gardens
- Chain Free

