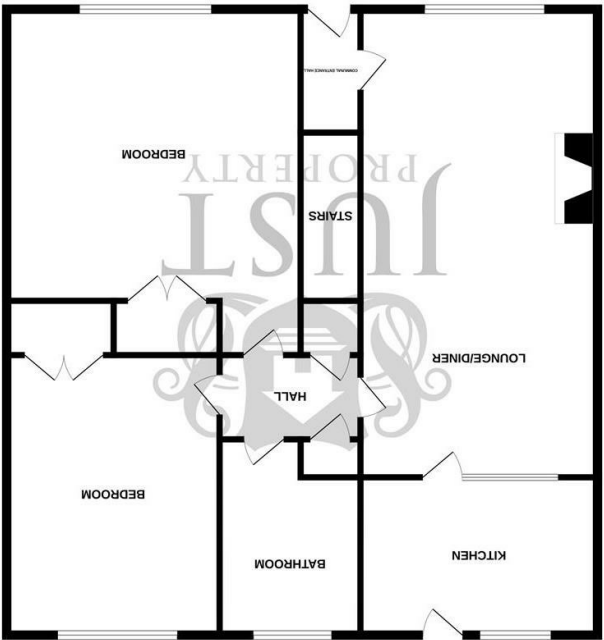




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	71	Potential
	77	



GROUND FLOOR

FLOORPLANS

Flat 12 Fairlight Gardens, Fairlight, TN35 4AY

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 688.89 sq ft

Flat 12 Fairlight Gardens, Fairlight, TN35 4AY

Leasehold - Share of Freehold

£199,950





Leasehold - Share of Freehold

£199,950



2 Bedrooms

1 Receptions

1 Bathrooms

688.89 sq ft

PROPERTY DETAILS

An immaculately presented two double bedroom ground floor flat, extensively renovated by the current owners and set within the sought-after Fairlight Gardens development. Ideally situated within immediate walking distance local bus services connecting to the historic towns of Hastings & Rye as well as being close to local countryside & coastal walks along the Saxon Shoreline and leading into Hastings Country Park from Channel Way.

The property has undergone significant works including soundproofed ceilings, partial re-wiring, a media wall, a marble fireplace, a modern fitted kitchen with granite work surfaces, and a contemporary bathroom. Wooden shutters have been fitted in the rooms at the front of the property, combining practicality with style.

Accommodation comprises a spacious living/dining room (20'6" x 11'3"), a sleek kitchen with direct access to the communal gardens, two generous double bedrooms (both with built-in wardrobes), and a stylish bathroom.

Externally, residents benefit from landscaped communal gardens and a garage within a nearby block. In addition, external decorating works are scheduled for Fairlight Gardens, which will further enhance the development — these costs are already covered by the maintenance.

Additional features include gas-fired central heating, double glazing, and the property is offered chain free.

We understand the lease has approximately 946 years remaining with a share of the freehold. Service charges are approximately £660 twice yearly.

Viewing strictly by appointment with sole agents, Just Property.

ROOM DIMENSIONS

- Communal Hall
- Front Door
- Livingroom/ Diner
20'6" x 11'3" (6.25m x 3.43m)
- Kitchen
10'5" x 6'0" (3.18m x 1.83m)
- Bedroom
12'11" x 11'3" (3.96 x 3.45)
- Bedroom
11'5" x 8'9" (3.48 x 2.69)
- Bathroom
- Garage en Bloc

FEATURES

- Ground Floor Flat
- Two Double Bedrooms
- Immaculately Presented
- Extensive Works Carried Out
- Sound Proofed Ceilings
- Modern Kitchen & Bathroom
- Communal Gardens
- Garage
- Share of Freehold
- Village Location



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.