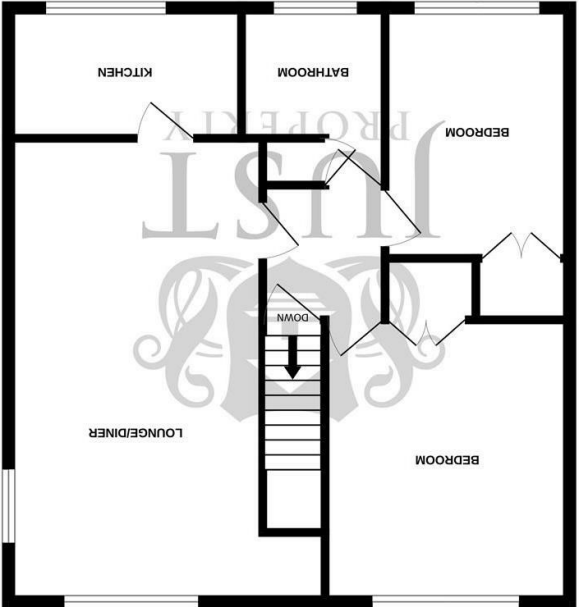




While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of buildings, areas and distances are approximate and should be used as a guide only. Any discrepancy, errors and omissions are not intended to be taken as a guarantee. The company does not accept any liability for any loss or damage caused by the use of the information contained herein.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-70)
	A	(71-80)
Very energy efficient - lower running costs		
Potential	Current	
74	70	



FIRST FLOOR



www.justproperty.net

FLOORPLANS

25 Fairlight Gardens, Fairlight, TN35 4AY



2 Bedrooms 1 Receptions 1 Bathrooms 742.71 sq ft

25 Fairlight Gardens, Fairlight, TN35 4AY

Leasehold - Share of Freehold

£185,000



PROPERTY DETAILS

CHAIN FREE

A very well presented and maintained two double bedroom first floor flat, forming part of this sought-after purpose-built block, tucked away just off Waites Lane in Fairlight village. Ideally situated within immediate walking distance of local bus services connecting to the historic towns of Hastings and Rye, as well as being close to local countryside and coastal walks along the Saxon Shoreline, leading into Hastings Country Park from Channel Way.

The property is set back within Fairlight Gardens and offers well-proportioned accommodation, including a 20'0" x 11'3" living room/diner and a modern fitted kitchen. From the inner hallway, there is a 12'11" x 11'3" principal bedroom and a 13'3" x 8'9" second bedroom (both benefitting from built-in double wardrobe cupboards), along with a contemporary shower room/WC.

Externally, there are well-maintained communal gardens for residents to enjoy. Further benefits include gas-fired central heating, double glazing, and the property is available chain free.

We have been advised that there are approximately 946 years remaining on the lease, with a share of the freehold, and the service charges are approximately £660 twice yearly. Viewing is strictly by appointment with sole agents, Just Property.

ROOM DIMENSIONS

Communal Front Door

Stairs to First Floor

Front Door

Entrance Hall

Lounge/Diner

20'0" x 11'3" (6.10m x 3.43m)

Kitchen

10'5" x 7'10" (3.18 x 2.41)

Bedroom

12'11" x 11'3" (3.94m x 3.43m)

Bedroom

13'3" x 8'9" (4.04m x 2.67m)

Shower Room

Communal Gardens

Communal Parking - First Come First Serve

FEATURES

- Chain Free
- First Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- 20'0" x 11'3" Lounge Diner
- Modern Shower Room
- Share of Freehold
- Remainder of 999 Year Lease
- Council Tax Band - B

