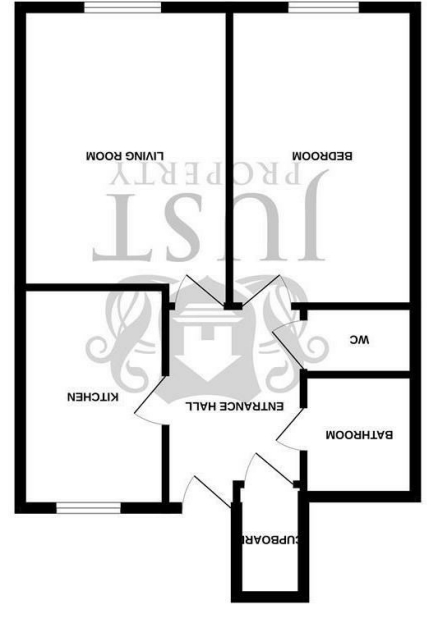


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	Potential

These plans have been prepared for the use of the purchaser and are not to be used for any other purpose. The purchaser is advised to verify the accuracy of the information contained in these plans and to consult a professional surveyor if necessary. The company does not accept any liability for any errors or omissions in these plans.



GROUND FLOOR



www.justproperty.net

Flat 1 Shepherds Court Shepherds Way, Fairlight, TN35 4BB

FLOORPLANS



1 Bedrooms 1 Receptions 1 Bathrooms 496.00 sq ft

Leasehold

£130,000

Flat 1 Shepherds Court Shepherds Way, Fairlight, TN35 4BB





1 Bedrooms 1 Receptions 1 Bathrooms 496.00 sq ft

PROPERTY DETAILS

Just Property are delighted to present this ground floor, purpose-built flat, ideally located in the heart of the highly desirable village of Fairlight. Positioned within a sought-after development exclusively for the over 55s, the property enjoys a particularly favourable position within the building.

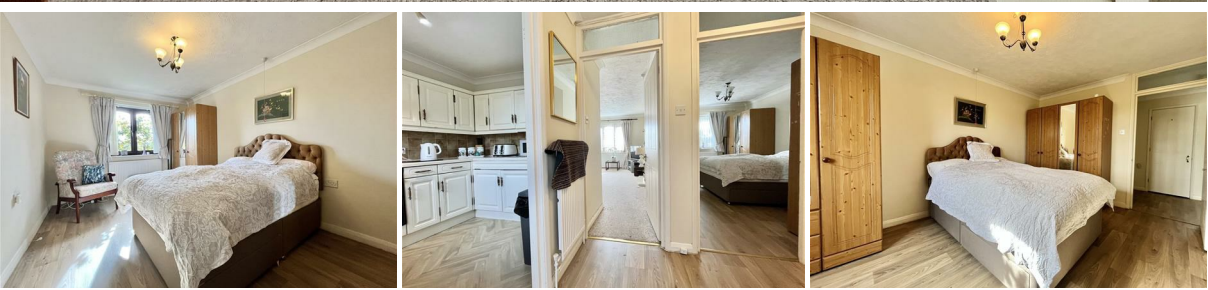
Accessed via its own private entrance, the flat offers well-proportioned accommodation throughout. The property comprises a double bedroom, a modern fitted kitchen, a bright living room, a bathroom, a separate WC, an entrance hall, and a useful storage cupboard. Further benefits include double glazing and gas central heating via a boiler and radiators.

The property is held on a long lease of approximately 150 years, with maintenance charges currently in the region of £172 per calendar month.

Externally, residents can enjoy well-maintained communal gardens, complete with seating areas and a designated clothes drying space.

Fairlight offers a charming village setting with access to a range of scenic walks, along with a local pub and post office. The wider amenities of Hastings are also within easy reach.

The property is being sold with vacant possession and no onward chain. Early viewing is highly recommended, please contact Just Property, the sole agents, for further information or to arrange an appointment.



ROOM DIMENSIONS

Front Door

Entrance Hall

Kitchen
6'6",318'2" x 7'4" (2.97 x 2.26)

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

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

W.C.

Shower Room

Communal Gardens

FEATURES

- Ground Floor Flat
- One Bedroom
- Chain Free
- Over 55s Retirement Block
- Communal Gardens
- Modern Shower Room
- Modern Separate W.C
- 15'3 x 10'9 Living Room

