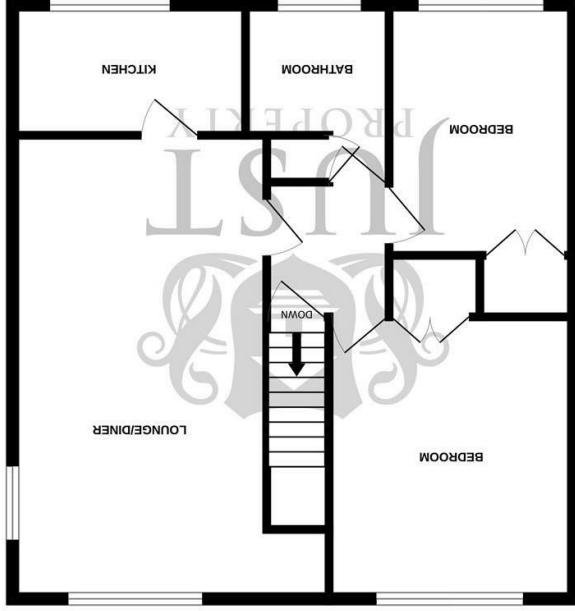


Energy Efficiency Rating: This energy efficiency rating has been made to assist in the purchase of the property. It is not a guarantee of energy efficiency. The rating is based on the information provided in the Energy Performance Certificate (EPC) and is subject to change. The rating is not a guarantee of energy efficiency. The rating is based on the information provided in the Energy Performance Certificate (EPC) and is subject to change.

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	Potential
Energy Efficiency Rating	



FIRST FLOOR



www.justproperty.net

25 Fairlight Gardens, Fairlight, TN35 4AY

# FLOORPLANS



2 Bedrooms | 1 Receptions | 1 Bathrooms | 742.71 sq ft

Leasehold - Share of Freehold

£185,000

25 Fairlight Gardens, Fairlight, TN35 4AY



## 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

