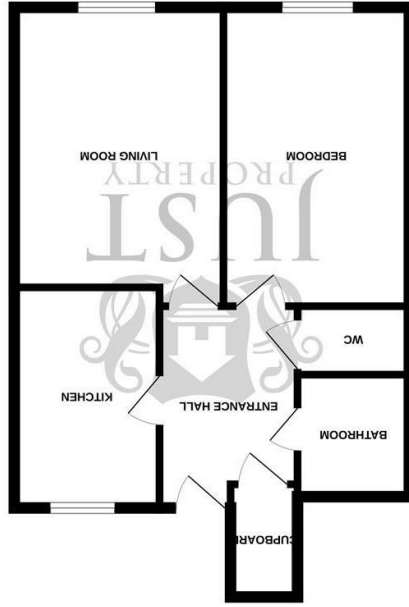




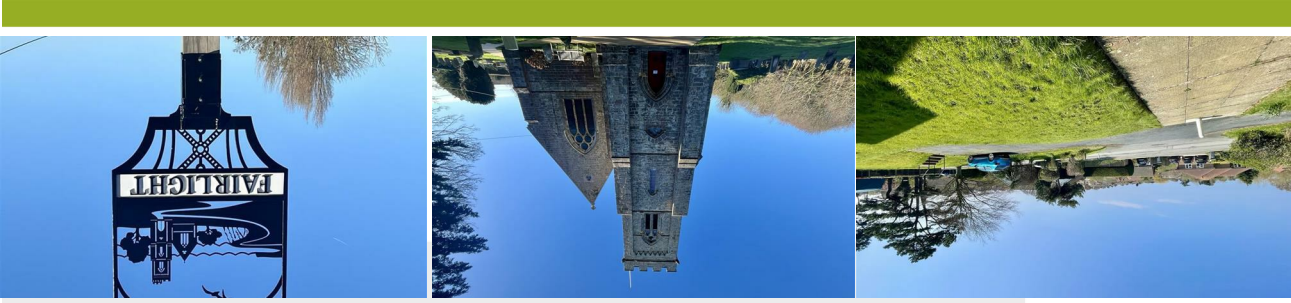
55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net

These plans have been made to assist in the sale of the property and are not intended to be used for any other purpose. The seller and the agent accept no liability for any errors or omissions. The buyer should verify the accuracy of the information provided and should consult a professional adviser if necessary. The agent is not responsible for any loss or damage caused by reliance on these plans.



GROUND FLOOR

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



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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

