



3 Fairlawns, Shoreham-By-Sea, BN43 6BW
Guide Price £225,000

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Well presented two bedroom ground floor retirement apartment in this popular and sought after development in Shoreham and being opposite the favoured Buckingham Park. Briefly the accommodation comprises: entrance hall, double aspect 21' lounge/diner, two bedrooms, modern fitted kitchen and modern fitted wet room/wc. The property also benefits from night storage heating, double glazing, an emergency call system and security entryphone. Externally the development is surrounded by delightful communal gardens and residents parking.

- SHOREHAM
- GROUND FLOOR
- TWO BEDROOM RETIREMENT FLAT
- 21' LOUNGE/ DINER
- MODERN KITCHEN
- MODERN WET ROOM/WC
- EMERGENCY CALL SYSTEM
- RESIDENTS PARKING





security entryphone. Clazed communal door to communal entrance hall. Personal front door to:

ENTRANCE HALL

Security entryphone. Night storage heater. Shelved storage cupboard. Shelved linen cupboard housing hot and cold water tanks. Emergency pull cord.

LOUNGE/DINER

6.45m x 3.05m (21'2 x 10')
Double aspect with double glazed windows. Night storage heater. Emergency pull cord.

KITCHEN

2.49m x 1.98m (8'2 x 6'6)
Part tiled. Modern fitted kitchen comprising of working surfaces with single drainer stainless steel sink unit and mixer taps. Base units comprising cupboards and drawers. Matching eye level wall units with lighting under. Fitted oven

with electric hob over and concealed extractor cooker hood. Washing machine. Fridge and freezer. Double glazed window.

BEDROOM 1

4.39m x 2.46m (14'4" x 8'0")
Double glazed window. Built in mirrored wardrobes. TV point. Night storage heater. Emergency pull cord.

BEDROOM 2

3.00m x 1.73m (9'10 x 5'8)
Double glazed window. Emergency pull cord. Free standing wardrobe included if required.

WET ROOM/WC

1.96m x 1.93m (6'5 x 6'4)
Refitted. Fully tiled in attractive ceramics. Walk in shower area with 'Mira' shower unit. Modern suite with close coupled wc.. Wash hand basin with mixer taps. Extractor fan. 'Dimplex' wall heater.

OUTSIDE

COMMUNAL GARDENS

Well presented and delightful communal gardens surround the development. Laid to lawn with flower beds and borders.

RESIDENTS PARKING AREA

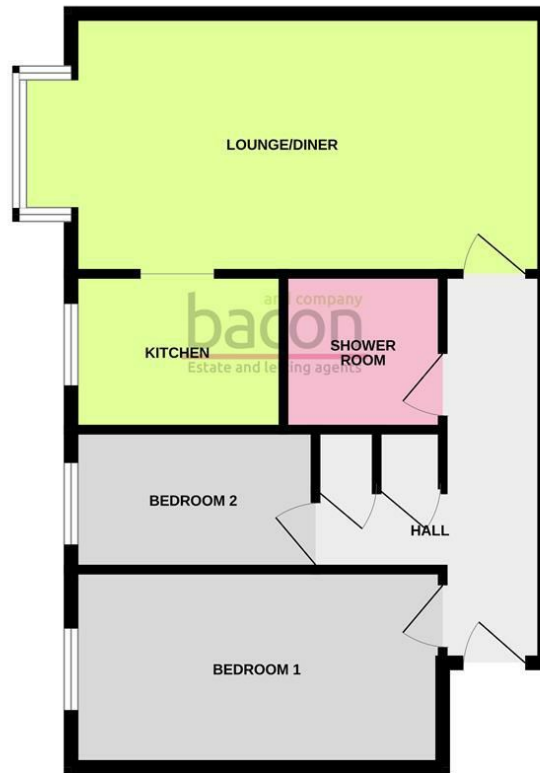
LEASE INFORMATION

Length of lease: 63 years
Annual service charge: £2,200
Service charge review period:
Annual ground rent: £50.00
Ground rent review period:
Council tax band: C

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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