



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Fairlight Gardens, Fairlight, TN35 4AY

2 Bedroom Ground Floor Flat with Share of Freehold

Home + Castle are pleased to advertise this CHAIN FREE, 2 Bedroom Ground Floor Flat with Share of Freehold, in a very well maintained development. Features include, spacious lounge diner, 2 double bedrooms, gas central heating and double glazing throughout. Communal gardens and parking. Lovely setting.

FOR SALE

£179,950

Fairlight Gardens

Village setting in a very well maintained development. Local amenities, transport links and coastline strolls are all close by.

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Entrance

Pathway leads to main door opening into small communal hallway with private door to flat on the left.

Lounge Diner 20'9" x 11'6" (6.32m x 3.51m)

Dual aspect, spacious lounge diner. Double glazed window to front of property and another to the side.

Kitchen 10'5" x 8'1" (3.18m x 2.46m)

Modern kitchen with plenty of cupboard space and work surfaces. Built-in gas hob with extractor hood, electric oven, and spaces for washing machine, drier and tall fridge freezer. Wall mounted gas boiler (approx 5 years old). Double glazed window and half-glazed door to rear of property.

Inner Hall 6'5" x 4'5" (1.96m x 1.35m)

Leads to bedrooms and bathroom.

Bedroom 1 13'2" x 11'5" (4.01m x 3.48m)

Large double bedroom with built-in wardrobes and double glazed window to communal gardens at front of property.

Bedroom 2 13'6" x 9' (4.11m x 2.74m)

Double bedroom with built-in wardrobe with double glazed window to rear of property.

Bathroom 8' x 6'6" (2.44m x 1.98m)

Bathroom with bath, WC and basin. Cupboard with radiator. Opaque double glazed window to rear of property.

Additional Information

We have been advised of the following by the vendor

Share of Freehold

999 Year lease from 05/04/1965.

Service Charges - £110 pcm.

Energy Performance Rating - D

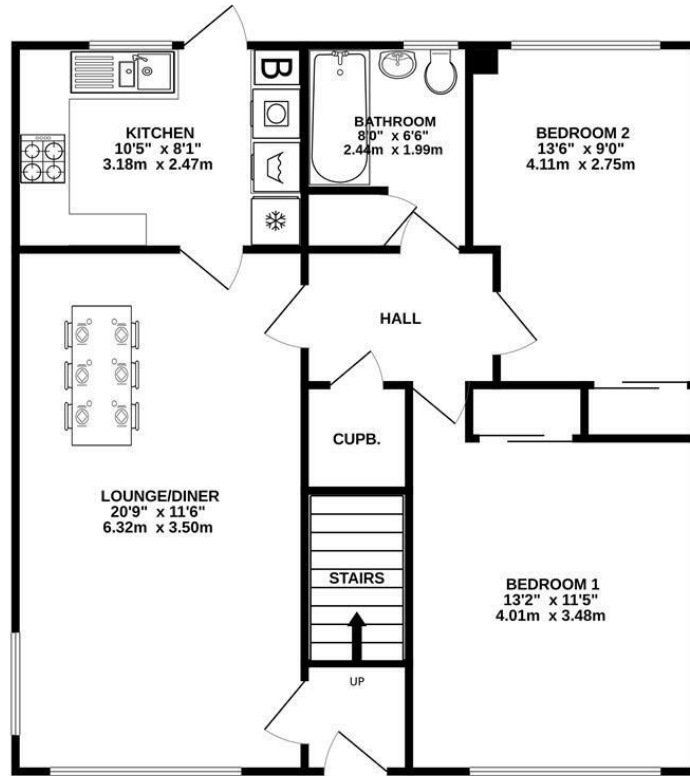
Council Tax - B

Communal parking available on a 1st come 1st served basis.

Well maintained communal gardens.

Floor Plan

GROUND FLOOR FLAT
779 sq.ft. (72.3 sq.m.) approx.



2 BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA - 779 sq.ft. (72.3 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.