

Valuers, Land & Estate Agents

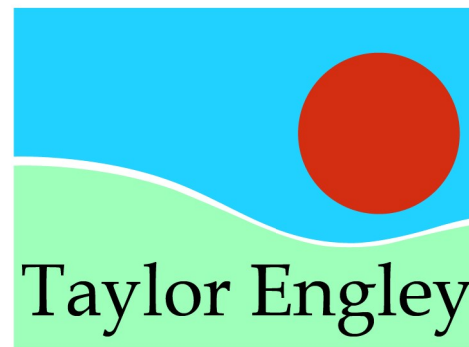
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



Flat 19, Fairfield Lodge Fairfield Road, Meads, Eastbourne, East Sussex, BN20 7NF
Guide Price £119,950 Leasehold

An opportunity to purchase this ONE DOUBLE BEDROOMED first floor retirement apartment forming part of this desirable Fairfield Lodge development located in the favoured Meads area. The property offers night storage heating, recently installed UPVC double glazing, spacious sitting room, with views over the communal gardens and to Eastbourne beyond. The apartment has the use of the communal facilities including extensive landscaped grounds, residents lounge, laundry room, guest bedroom at an additional nightly rate.



Fairfield Lodge is conveniently located approximately three quarters of a mile from Eastbourne's town centre, with it's mainline railway station and comprehensive shopping facilities, theatres and seafront. Further shopping may be found in Meads high street.

*** 19'7 X 18'1 LIVING ROOM * SEPARATE DINING AREA * FITTED KITCHEN * DOUBLE BEDROOM * SHOWER ROOM/W.C * USE OF COMMUNAL FACILITIES * RESIDENTS & VISITORS PARKING * MEADS LOCATION * RETIREMENT APARTMENT * EXTENSIVE VIEWS * CHAIN FREE**



The accommodation

Comprises:

Communal Front Door

With video entry system with lift and stairs to all floors.

First Floor Landing

Entrance Hall

Coved ceiling, fuse box, security entryphone, Lifeline cord.

Living Room

19'7 max x 18'1 (5.97m max x 5.51m)
(19'7 narrowing to 10'8)

With UPVC sash style windows to rear, offering extensive views over the communal gardens and Eastbourne beyond, with night storage heater, tv point, coved ceiling, feature Minster style fireplace, Lifeline cord.

Further Dining Area

With additional UPVC window to rear, coved ceiling, laminate oak flooring opening to:

Kitchen

7'8 x 7'0 (2.34m x 2.13m)

With comprehensive range of matching limed oak matching eye and base level units with complimentary rolled edge moulded work top surfaces with single drainer stainless steel sink unit, four burner electric hob with stainless steel extractor above with adjacent electric oven and grill, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dishwasher, vinyl flooring.

Bedroom

13'7 x 12'0 (4.14m x 3.66m)

With UPVC sash style windows to rear overlooking the communal gardens, tv point, Lifeline cord, laminate oak flooring, telephone point.

Shower Room/w.c

9'1 x 7'0 (2.77m x 2.13m)

With corner mounted shower cubicle with Mira advanced shower unit over, low level w.c, wall mounted hand wash basin, part tiled walls, chrome heated towel rail, airing cupboard with copper lagged

tank, immersion switch, slatted shelving and cold water tank.

Communal Facilities

Include residents lounge, laundry room and guest bedroom at an additional nightly charge, attractive communal gardens with seating areas.

Parking

Allocated residents parking to the front of the building and additional parking to the rear with visitors parking.

N.B

We are informed by the vendor that the lease has been extended to 189 years from 25th March 1987 and the ground rent is a peppercorn.

Service charges are currently £2760.00 per annum.

Age restriction is 55 years of age or over.

EPC & FLOORPLAN ARE AWAITED DUE IN 1ST WEEK OF JANUARY 2022

Directions

From Eastbourne town centre, proceed in a westerly direction along Grove road, turning right into Meads road. Continue along Meads road, eventually taking a left turn into Silverdale road, turning immediately right into Fairfield road. Continue along Fairfield road where Fairfield Lodge will be found on the left hand side.

COUNCIL TAX BAND:

Council Tax Band - B £1643.54 Eastbourne Borough Council until 31st March 2022.

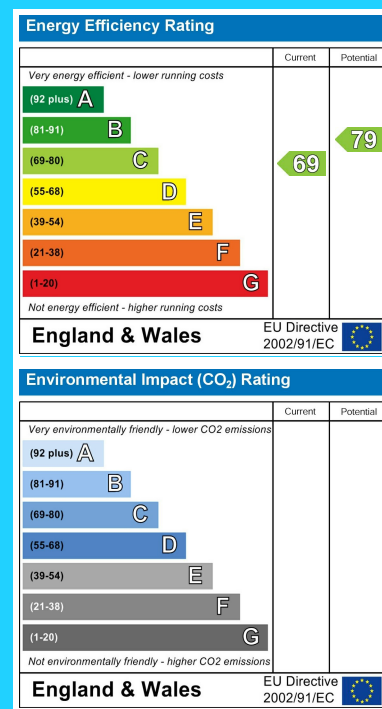
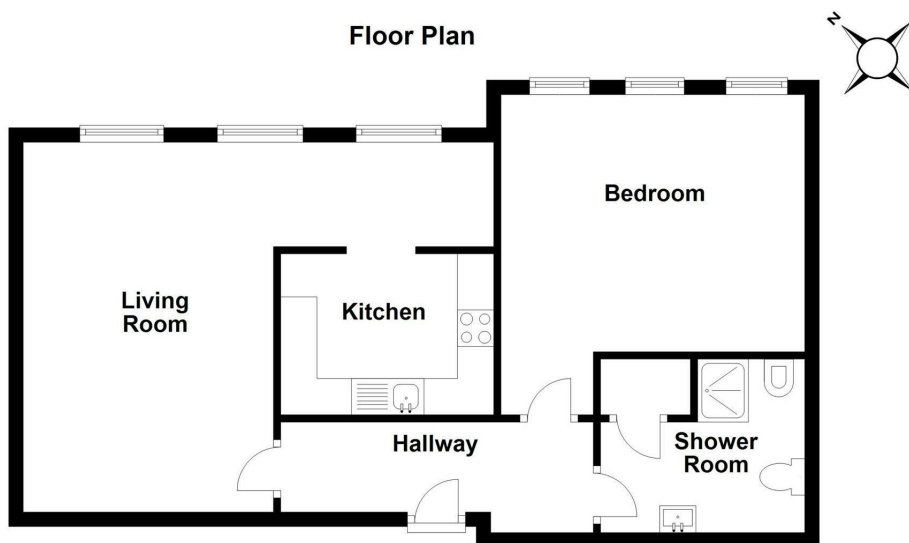
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750

