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**46, Fairfield Lodge Fairfield Road, Eastbourne, BN20 7NF**  
**Price £132,950 Leasehold**

Taylor Engley are pleased to offer to the market this CHAIN FREE, ONE BEDROOMED THIRD FLOOR RETIREMENT APARTMENT (over 55's) situated in the popular Fairfield Lodge development in the Meads area of Eastbourne. This retirement apartment is located in the extension of the period property and has accommodation accessible via a lift, consisting of a living/dining room, kitchen, double bedroom and a shower room. Communal facilities are available on site including a residents laundry room, communal lounge, residents parking and the communal gardens. Shopping facilities are available within nearby Meads Street whilst Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately one and a half miles distant. EPC = D



**\* COMMUNAL ENTRANCE HALL \* LIFT AND STAIRS TO ALL FLOORS \* THIRD FLOOR LANDING \* PRIVATE ENTRANCE HALL \* LOUNGE/DINING ROOM \* KITCHEN \* DOUBLE BEDROOM \* SHOWER ROOM/WC \* COMMUNAL FACILITIES INCLUDING LAUNDRY ROOM AND RESIDENTS LOUNGE \* COMMUNAL GARDENS \* OFF ROAD PARKING \* CHAIN FREE \***

**DIRECTIONS:- From Eastbourne Town Hall proceed along Meads Road until eventually Fairfield Road will be found on your left hand side, turn into Fairfield Road and the property will be found shortly on the left hand side.**



## **FRONT DOOR TO:**

### **COMMUNAL ENTRANCE HALL:**

Stairs or lift to the 3rd floor. Door to:

### **ENTRANCE HALL**

Built-in storage cupboard, large airing cupboard housing the hot water cylinder and water tank, shelving, electric wall heater.

### **LIVING ROOM**

17'10 x 10'5 (5.44m x 3.18m)

Two double glazed windows overlooking the gardens, archway through to:

### **KITCHEN**

7'10 x 6'11 (2.39m x 2.11m)

built-in white fronted cupboards and drawers, built-in double oven, built-in electric hob with extractor hood over, space for washing machine and fridge freezer, sink unit, worksurfaces.

### **BEDROOM**

12'11 x 8'9 (3.94m x 2.67m)

Double glazed window overlooking the gardens, electric wall heater, built-in wardrobe cupboards.

### **SHOWER ROOM**

White suite comprising washbasin, WC, large walk-in shower, extractor fan, tiled walls.

## **COMMUNAL FACILITIES**

### **PLEASE NOTE:**

We have been advised that the lease is 189 years from the 25th of March 1987. The current ground rent is £350 per annum, for the period 25/03/2025 - 24/03/2026 and the service charge is currently £250 per calendar month.

(All details concerning the terms of the lease and outgoings are subject to verification).

## **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## **COUNCIL TAX BAND:**

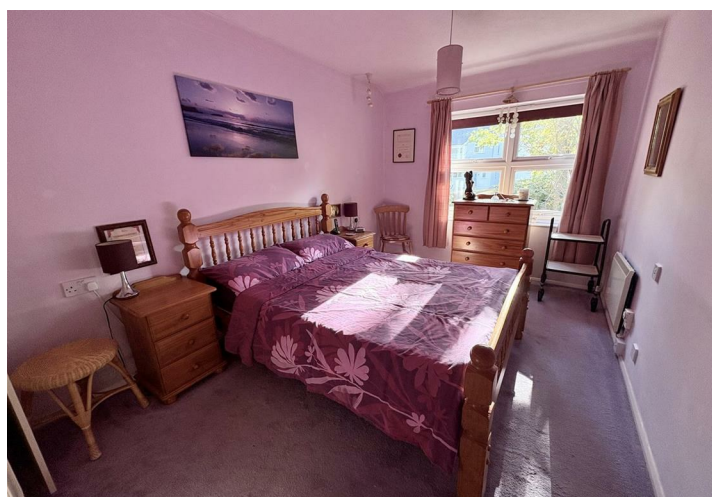
Council Tax Band B.

## **FOR CLARIFICATION:**

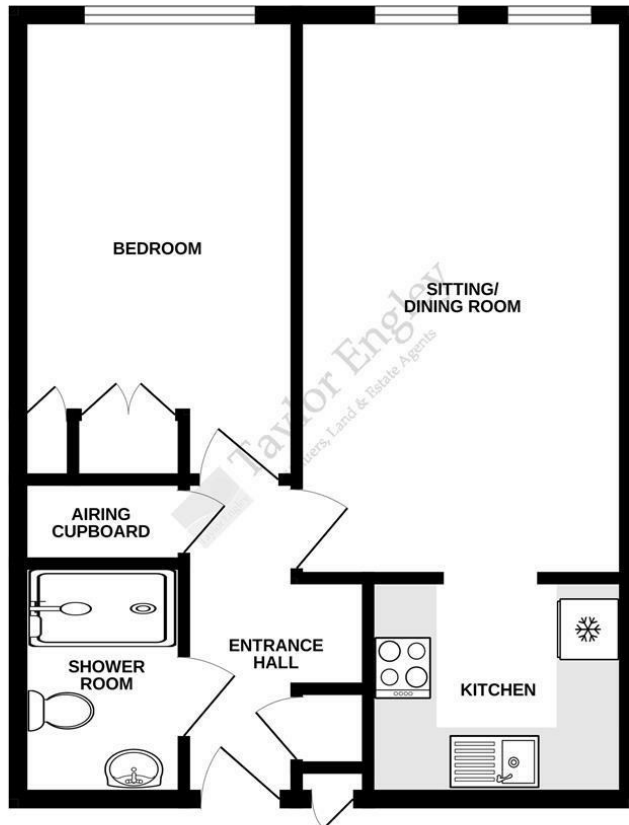
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.



3RD FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 62      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

**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**