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est. 1978
Taylor Engley









Flat 44, Fairfield Lodge Fairfield Road, Meads, Eastbourne, East Sussex, BN20 7NF
Guide Price £118,000 Leasehold

An excellent opportunity to purchase this SPAICOUS ONE BEDROOMED THIRD FLOOR RETIREMENT APARTMENT, located in this favoured Meads development. Situated in the favoured Fairfield Lodge development, this retirement apartment is located in the extension of the period property and has accommodation accessible via a lift and comprises lounge/dining room, re-fitted kitchen, re-fitted shower room and a double bedroom. Communal facilities area available on-site and include a residents lounge, laundry room, off road parking and communal gardens, which are considered to be a feature of the property with the newly designated sitting area. EPC=C.



Shopping facilities are available in nearby Meads Street whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.

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





The accommodation
Comprises:

Communal front door opening to:

Communal Entrance Hall
Security entry phone system, lift and stairs to all floors.

Third Floor Landing
Private front door opening to:

Private Entrance Hall
Slimline electric heater, store cupboard with fuse board, additional storage cupboard with sealed pre lagged immersion tank with immersion switch.

Living Room
17'8 x 10'7 (5.38m x 3.23m)
Upvc windows to side with views over the communal garden towards the car park, night storage heater, television point, Lifeline pull cord, LED up lighters, coved ceiling.

Kitchen
7'10 x 6'11 (2.39m x 2.11m)
Recently re-fitted with a range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, integrated fridge, space for separate freezer, stainless steel oven with four burner electric hob with extractor above, coved ceiling, upvc window to side.

Double Bedroom
14'7 x 8'4 (4.45m x 2.54m)
Upvc windows to side overlooking communal gardens, night storage heater, telephone point, television point, coved ceiling, Lifeline pull cord.

Shower Room/Wc
7'4 x 5'1 (2.24m x 1.55m)
White suite comprising double shower cubicle, pedestal wash hand basin with extractor, part tiled walls, Lifeline pull cord.

Communal Facilities
Include residents lounge, laundry room and a guest bedroom (at an additional nightly charge).

Communal Gardens
The property sits within attractive grounds being predominately laid to lawn with a mature selection of shrubs and trees, There is a raised patio sitting area immediately adjacent to the communal lounge with a further sitting area recently constructed to the rear of the lawned communal gardens, adjacent to the visitor parking.

Residents Parking
To the front of the development and further visitor parking to the rear

N.B
We are informed by the vendor that the lease was extended in 2014 to 189 years from 25 March 1987

We are further advised by our clients that service charges are currently £300.00 per month for the period up until 15 March 2025 with an annual ground rent of £350.00

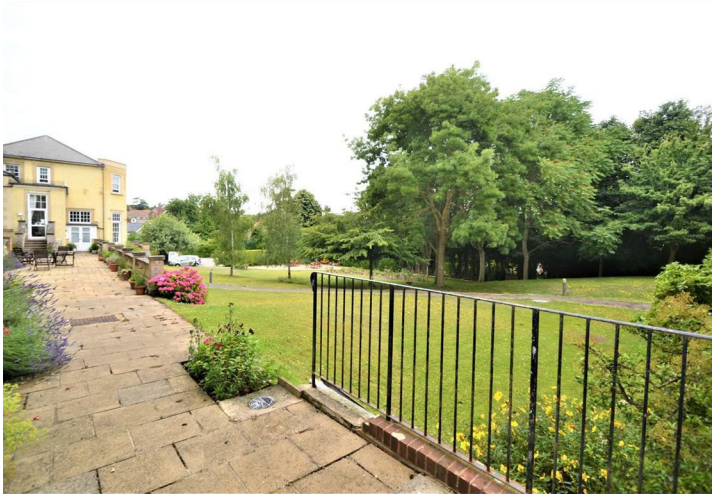
(All details concerning the terms of the lease and outgoings are subject to verification).

COUNCIL TAX BAND:
Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

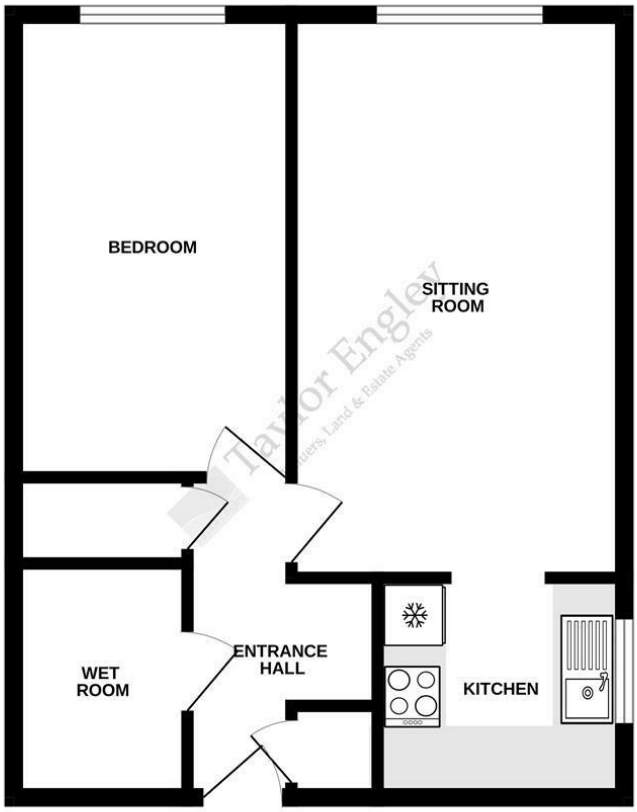
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



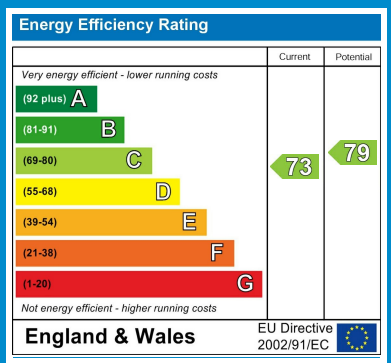


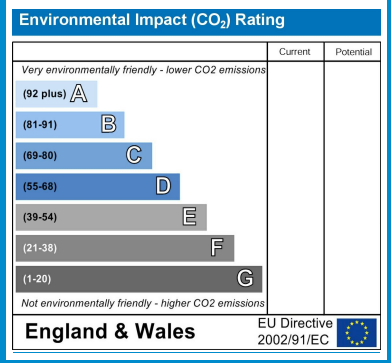
SECOND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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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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.
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