Flat 2 Fairlawns | | Shoreham-By-Sea | BN43 6BW

WARWICK BAKER
ESTATE AGENT

Flat 2 Fairlawns | | Shoreham-By-Sea | BN43 6BW

£175,000

*** £180,000 ***

WARWICK BAKER ARE DELIGHTED TO PRESENT TO THE MARKET THIS UNIQUE WARDEN ASSISTED RETIREMENT APARTMENT.

LOCATED ON THE GROUND FLOOR THE PROPERTY HAS A WESTERLY ASPECT LIVING DINING ROOM WITH A BAY WINDOW, REFITTED MODERN KITCHEN AND SHOWER ROOM AND A SOUTHERLY ASPECT BEDROOM.

WITHIN EASY WALKING DISTANCE OF THE LOCAL SHOPS AND OPPOSITE BUCKINGHAM PARK THIS PROPERTY MUST BE SEEN TO BE APPRECIATED.

- WESTERY ASPECT LIVING DINING ROOM
- MODERN SHOWER ROOM
- CALL NOW TO VIEW
- GROUND FLOOR
- STORAGE CUPBOARDS
- 01273 461144
- MODERN KITCHEN
- NO CHAIN
- ONE DOUBLE BEDROOM
- IMMACULATE CONDITION

COMMUNAL ENTRANCE
Door to front, entry phone system

ENTRANCE HALL
Doors to all rooms, storage cupboards

LIVING DINING ROOM
15'06 x 12'07 (4.72m x 3.84m)
Double glazed Westerly aspect bay window, opening to

KITCHEN
7'03 x 7' (2.21m x 2.13m)
Refitted modern kitchen, range of wall and base level units, inset sink and drainer unit, inset hob, extraxtor over, eye level double oven, intergrated appliances, double glazed Westerly aspect window.

BEDROOM
12'06 x 8'07 (3.81m x 2.62m)
Double glazed Southerly aspect windows, fitted wardrobes.

SHOWER ROOM
Refitted modern suite, large walk in shower, vanity unit with inset wash hand basin, W.C.

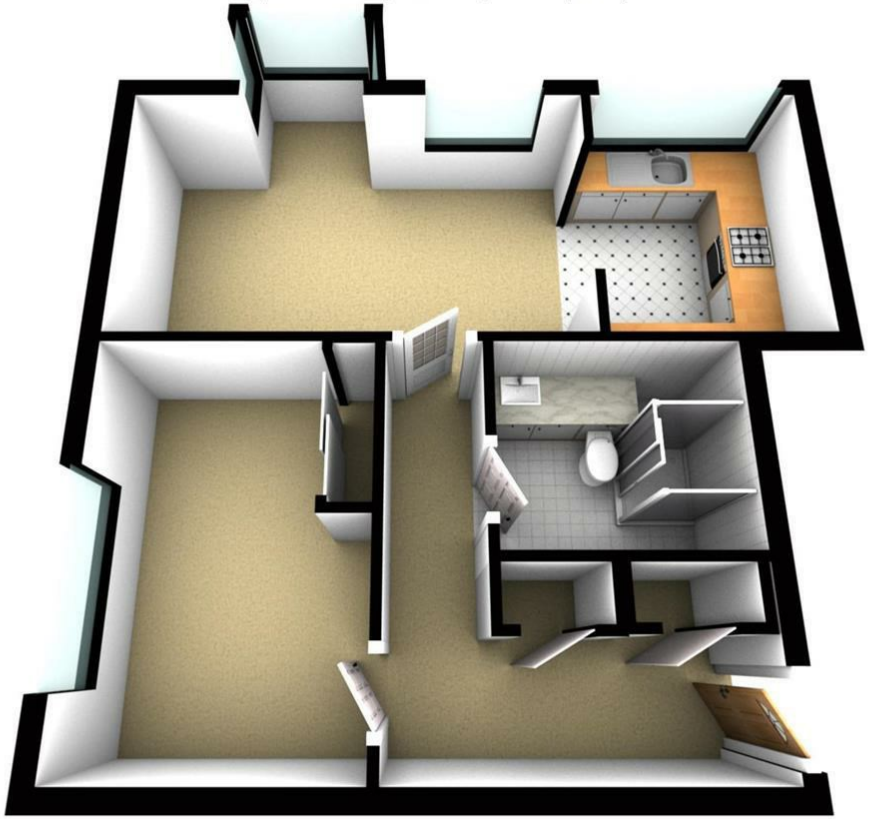
OUTSIDE

COMMUNAL GARDENS
There are well manicured communal gardens

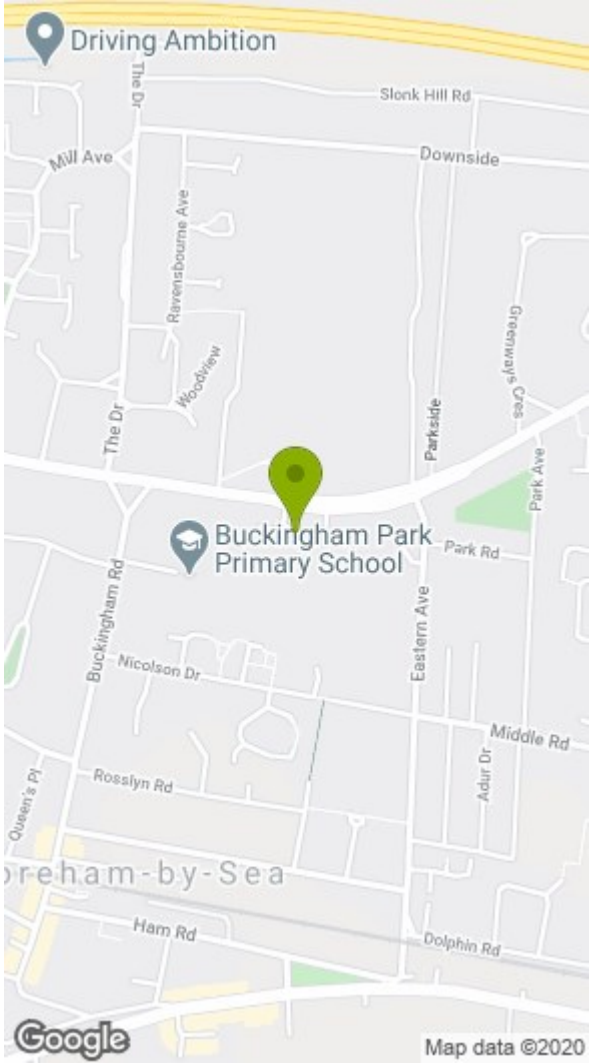
LEASE / MAINTENANCE
LEASE - 67 YEARS
MAINTENANCE - £138.60 PER MONTH
GROUND RENT - £50 PER YEAR
COUNCIL TAX - BAND B

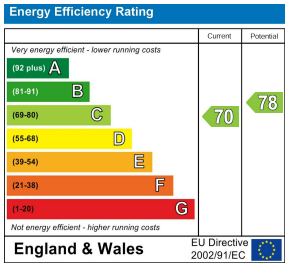
Ground Floor

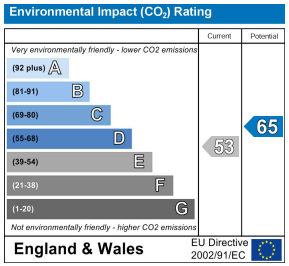
Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 44.1 sq. metres (475.0 sq. feet)







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate

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