



Hyman

Estate & Letting

£190,000

Leasehold

01273 454511



Hill

Agent

## 1 Fairlawns, Shoreham-by-Sea, BN43 6BW

- Ground floor retirement apartment
- Two bedrooms
- Spacious kitchen / breakfast room
- Lounge / dining room
- Emergency call system
- Sought after development
- Attractive communal gardens
- No on-going chain





### **SECURE COMMUNAL ENTRANCE**

Controlled by secure entry phone system, personal door leading to:

### **ENTRANCE HALL**

Wall mounted "Dimplex" night storage heater, built in double airing/storage cupboard housing hot and cold water tanks with slatted shelves, wall mounted door entry phone receiver, wall mounted emergency call system, doors giving access to:

### **LOUNGE/DINER**

15' 3" x 12' 6" (4.65m x 3.81m) Dual aspect via double glazed windows to front and side, wall mounted 'Dimplex' storage heater, emergency pull cord, television aerial point, large opening leading through to:

### **KITCHEN/BREAKFAST ROOM**

11' 0" x 10' 9" (3.35m x 3.28m) Double glazed southerly aspect window to rear. Range of white fronted base, drawer and wall mounted units with contrasting wood block effect roll edge work surfaces incorporating; inset single drainer stainless steel sink unit with mixer tap, inset four ring ceramic hob with extractor unit above, built in oven, space and plumbing for washing machine, space for free standing upright fridge/freezer, tiled splash-backs.

### **BEDROOM ONE**

11' 0" x 10' 9" (3.35m x 3.28m) Double glazed southerly aspect window to rear, wall mounted "Dimplex" night storage heater, emergency pull cord, built in double wardrobe with mirrored sliding doors housing hanging rail, shelving and wall mounted fuse board.

### **BEDROOM TWO**

11' 0" x 6' 8" (3.35m x 2.03m) Double glazed window to front, wall mounted 'Dimplex' night storage heater, emergency pull cord.

### **WET ROOM**

Obscured double glazed southerly aspect window to rear. White suite with chrome fittings incorporating; wall mounted shower unit, riser rail and shower attachment, low level flush WC, wall mounted corner wash hand basin with mixer tap, wall mounted chrome heated towel rail/radiator, part tiled walls, tiled floor,

### **WELL MAINTAINED COMMUNAL GARDENS**


Well maintained established gardens surround the development, mainly laid to lawn boasting a variety of mature flowers, shrubs and rose bushes.

**LEASE & OUTGOINGS**

Tenure: Leasehold - Remainder of a 99 year lease  
from 6th January 1989

Service Charge: £2,097.00 per annum currently paid in  
monthly instalments.

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## Ground Floor



Total area: approx. 57.4 sq. metres (618.1 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band C - £2,053.69 per annum  
(2024/2025)

### TENURE

Leasehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a **FREE**, no obligation market appraisal of your property.