



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:

LOUNG E/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 fitments 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 COOMUNAL GARDENS

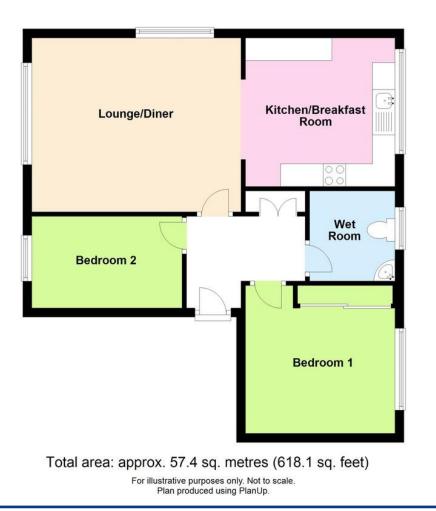
Well maintained established gardens surround the development, mainly laid to lawn boasting a variety of mature flowers, shrubs and rose bushes.

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.

Ground Floor



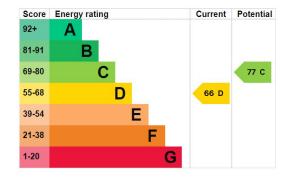
COUNCIL TAX BAND Tax band C - £2,053.69 per annum (2024/2025)

TENURE

Leasehold

LOCAL AUTHORITY

Adur District Council



OFFICE

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