



Flat 48, Fairfield Lodge, Fairfield Road,  
Eastbourne, BN20 7NF  
£95,000

**RAGER & ROBERTS**

ESTATE AGENTS & VALUERS

## A second floor one bedroom retirement apartment offering a range of communal facilities set within park like grounds between Meads and the town centre.

communal entrance hall with entry phone system ♦ passenger lift ♦ entrance hall ♦ sitting/dining room  
kitchen ♦ double bedroom ♦ bathroom ♦ separate wc ♦ mature park like gardens and grounds

### TOWN CENTRE OFFICE

36 Cornfield Road  
Eastbourne BN21 4QH  
Tel: 01323 430133  
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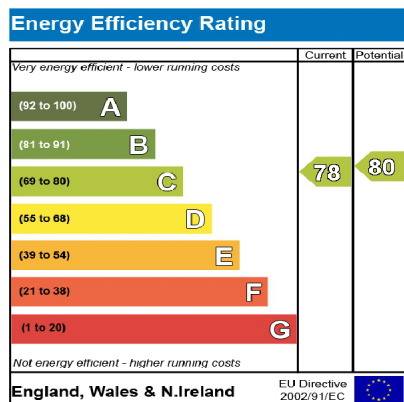
### OLD TOWN OFFICE

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### ALFRISTON

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### Description

A second floor one bedroom retirement apartment offering a range of communal facilities set within park like grounds between Meads and the town centre. Securing a southerly garden aspect, the generous proportions include an 18' sitting room and there are a range of in house facilities including a residents' reception area and laundry. An inspection will convey the appeal of this property and its lovely setting.

### Location

Fairfield Lodge is enviably located in the exclusive residential area of Meads to the west of Eastbourne's town centre and just back from the seafront off St Johns Road. There are local shopping facilities in Meads village. There are main line rail services from Eastbourne town centre to London Victoria and to Gatwick.

Set within private park like gardens with ground floor Reception Hall with entry phone system.

Passenger lift or staircase to second floor (floor three) with front door to

### Entrance Hall

with built in cloaks cupboard with radiator, deep shelved linen storage cupboard housing water cylinder, entry phone system.

### Sitting Room

18' 0" x 10' 6" (5.49m x 3.20m) with southerly garden aspect, night storage heater and archway gives access to

### Kitchen

7' 10" x 7' 0" (2.39m x 2.13m) with range of working surfaces with drawers and cupboards below and matching wall cabinets, stainless steel sink unit with mixer tap, integrated appliances include the Hotpoint four ring electric hob with eye level Tauber electric oven, plumbing for washing machine, space for freezer.

### Bedroom

14' 6" x 9' 0" (4.42m x 2.74m) with range of fitted wardrobe cupboards, night storage heater and southerly garden aspect.

### Bathroom

with panelled bath, pedestal wash basin and low level wc, fitted shelving, extractor fan.

### Outside

There are lovely mature park like communal gardens and wooded grounds and generous car parking areas.

### Tenure

Leasehold

We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.