



**PATRICK
OLIVER**
Estate Agents



8 Fairlight Gardens, Hastings, TN35 4AY
Price £185,000

A stylish two bedroom maisonette with great spacious accommodation for one or two people. Located in Fairlight, this ground floor apartment is surrounded by well maintained landscaped gardens. There are spectacular views along the coast, and it's easy access for walking in Hastings Country Park and Pett Level. Convenient to drive or take the bus along to Rye, Winchelsea Beach, and Hastings. 63 M2 Total Size



- Stylish Ground Floor Maisonette
- Kitchen with appliances
- Local Village Shop & Public House

- Front and Rear Landscaped Gardens
- Two Bedrooms
- CHAIN FREE

- Large Living Room
- Easy Access to Hastings & Rye

The location of this property could not be better for visiting the nearby cafes, restaurants, and bars, in Hastings Old Town with the Crown Award Winning Pub & Restaurant, a wealth of fish and chip eateries, and many places serving food all day and regular live music. The Jerwood Art Gallery showcases numerous famous artists, while the Stade enjoys lively festivals and bands all year round. Enjoy wondering around the High Street and George Street with its eclectic range of antiques and boutiques.

For the outdoor adventurers, there is Hastings Country Park and Pett Level with miles of coastal scenic walks. In Hastings itself, one can cycle or walk along the seafront from Rock a Nore and its fresh fish vendor huts, along to Hastings Pier and further to St Leonards on Sea.

The Old Town is very accessible by car, and the A259 up to Ore Village has an Aldi and Coop, which are no more than 1 mile away. The nearest train station with mainline services to London and Ashford, is Hastings Ore Station and Rye Town Centre.

Fairlight has its own shop, post office, and doctor's surgery in Ore, plus a regular bus route to Hastings and Rye.

Front Gardens

Mature landscaped communal front gardens. Own floor bed to the front to maintain with attractive flowers and plants.

Entrance

Wide UPVC entrance with covered porch on the ground floor.

Hallway

Bright wide hallway with storage cupboards.

Living Room

Large sunny living room overlooking the landscaped gardens to the rear. Double glazed window with casement windows to either end. Radiator. Phone socket.

Kitchen

Square shaped modern kitchen with built in oven and electric hob. Space for washing machine and fridge freezer.

Main Bedroom

Lovely main bedroom with large bright window overlooking the garden. Double built in wardrobe. Radiator.

Bedroom 2

Good sized 2nd bedroom with fitted carpets and double glazed window overlooking the garden.

Main bathroom

Walk in shower, W.C. and washbasin. Heater.

Rear landscaped garden

Attractive perennial mature rear garden.

Long lease of 999 years. Share of freehold, and low maintenance charges each year.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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