



9 Fairlight Gardens, Fairlight, TN35 4AY

****TO BE SOLD CHAIN FREE**** A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THIS ESTABLISHED AND POPULAR PURPOSE BUILT BLOCK, TUCKED AWAY WITHIN FAIRLIGHT VILLAGE CLOSE TO LOCAL COUNTRYSIDE & COASTAL WALKS, FAIRLIGHT VILLAGE PUB AND LOCAL BUS SERVICES ON WAITES LANE CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property has been owned by the same family for nearly 30 years and whilst it does require some general modernisation and updating it does provide spacious accommodation to include a 16'10 x 11'5 living room/diner with an adjoining front balcony which is south facing and enclosed with tilt 'n' turn double glazed windows and a kitchen which could be opened up into the living room to create an open plan space. There is also a family bathroom/w.c. and both bedrooms are doubles with the main bedroom being 15'0 x 11'5, each room having fitted double wardrobes. Outside, there are communal gardens to the front and rear and this flat also comes with a garage which is situated in the block opposite. There is also residents communal parking to the front.

Further benefits include gas fired central heating and double glazing. The flat also comes with a Share of the Freehold and has an established 999 year lease (approximately 945 years remaining) with the service charges being approximately £1,320 per annum. The property is to be sold CHAIN FREE and early viewing is encouraged with Sole agents, Charles & Co.

Price £175,000

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- Two Double Bedroom Apartment
- Local Countryside Walks
- Fitted Double Wardrobes
- To Be Sold CHAIN FREE
- Favoured Village Location
- 16'10 x 11'5 Living Room/Diner
- Family Bathroom/W.C
- Enclosed Balcony & Garage
- 10'5 x 6'0 Kitchen
- Communal Gardens & Parking

Communal Entrance Hall

Entrance Hall

Living Room/Diner

16'10 x 11'5 (5.13m x 3.48m)

Enclosed Balcony

14'7 x 3'7 (4.45m x 1.09m)

Kitchen

10'5 x 6'0 (3.18m x 1.83m)

Bedroom One

15'0 x 11'5 (4.57m x 3.48m)

Bedroom Two

11'5 x 9'7 (3.48m x 2.92m)

Bathroom/W.C

6'5 x 5'7 (1.96m x 1.70m)

Outside

Communal Gardens

Communal Residents Parking

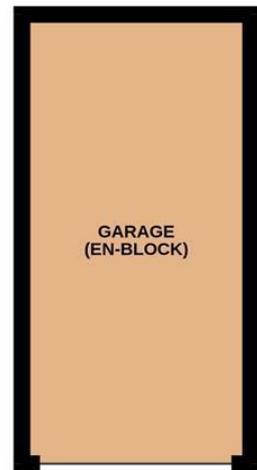
Garage





Floor Plan

FIRST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	