



Fairlawns, Shoreham-By-Sea, BN43 6BW  
**£245,000**



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- Ground Floor Retirement Flat
- 2 Bedrooms
- uPVC Double Glazing
- Emergency Call System
- Sought After Location
- Sold with no Chain
- 21' 10" Lounge
- Attractive Communal Gardens
- Residents Parking
- EPC D



**Tel: 01273 661577**

## The Property

We are delighted to offer chain free this 2 bedroom ground floor retirement apartment with features and accommodation to include; 21'10 lounge/dining room, separate kitchen, emergency call system, secure entry phone, uPVC double glazing, landscaped communal gardens and residents parking



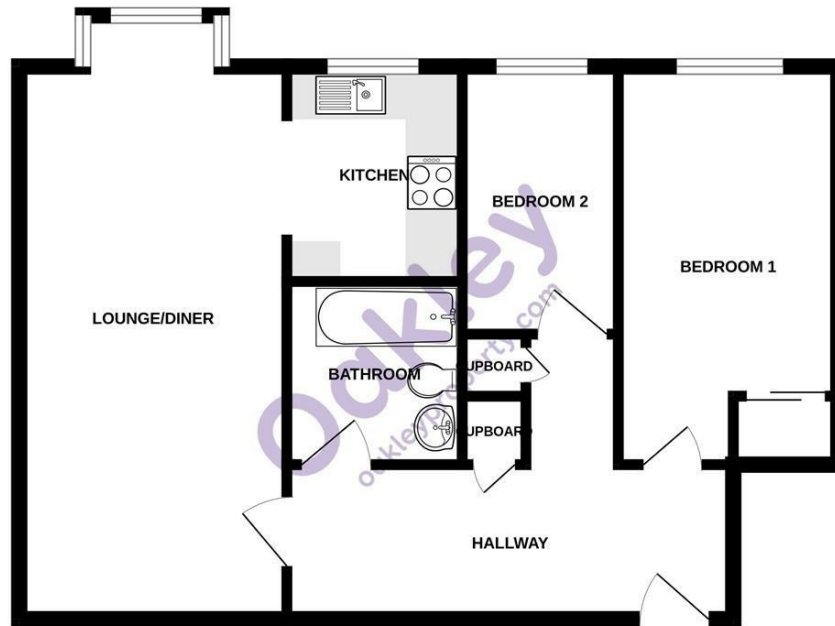
## The Location

The property is situated in this established residential position just off of the Upper Shoreham Road opposite Buckingham Park. Shoreham Town Centre is approximately 7/10ths of a mile away providing a range of local shopping facilities, bars, restaurants, health and community center's along with mainline railway station which provides coastal and city services. A Bus service is available from the Upper Shoreham Road.



## Floor Plan

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.  
Made with Metropix ©2023

## Location Map



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Agents Notes

Tenure Leasehold  
Lease Term  
Years Remaining

Ground Rent  
Service Charge TBC  
Council Tax Band B

**Brighton & Hove City Office**  
Residential Sales & New Homes

T 01273 688881  
E brighton@oakleyproperty.com

**Shoreham-by-Sea Office**  
Residential Sales,  
Lettings & New Homes

T 01273 661577  
E shoreham@oakleyproperty.com

**Lewes Town & Country Office**  
Residential Sales,  
Lettings and New Homes

T 01273 487444  
E lewes@oakleyproperty.com

**The London Office**  
Residential Sales

T 020 839 0388  
E enquiries@tlo.co.uk

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