

11 Fairlawns | | Shoreham-By-Sea | BN43 6BW

WARWICK BAKER
ESTATE AGENT







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£229,850

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*** RESIDENTS MUST BE OVER 55 YEARS OF AGE ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR RETIREMENT APARTMENT. LOCATED WITHIN A SHORT STROLL TO BUCKINGHAM PARK, WITH THE TOWN CENTRE AND MAINLINE RAILWAY STATION (LONDON VICTORIA - 80 MINUTES) WITHIN 1 MILE. THE APARTMENT BENEFITS FROM A SECURITY DOOR ENTRY PHONE SYSTEM, LOUNGE, SOUTH FACING KITCHEN/DINER, TWO BEDROOMS AND SHOWER ROOM. NO UPWARD CHAIN. INTERNAL VIEWING HIGLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- SECURITY DOOR ENTRY PHONE SYSTEM
- FULLY TILED BATHROOM
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- RESIDENTS PARKING
- 15' LOUNGE
- RESIDENTS LAWNS
- KITCHEN/DINER
- OVER 55'S ONLY

Front door leading to:

ENTRANCE HALL
8'8" x 7'5" (2.65 x 2.27)
Being ' L ' shaped, security door entry phone system, panic alarm cord, ' DIMPLEX ' night storage heater, double doors giving access to airing cupboard housing cold water tank, pre-factory lagged hot water cylinder, slatted shelving.

Door off entrance hall to:

LOUNGE
15'2" x 12'6" (4.64 x 3.82)
Double glazed windows to the front, feature log effect fireplace with contemporary style fire surround and mantle, ' DIMPLEX ' night storage heater.

Opening off lounge to:

KITCHEN/DINER
10'11" x 10'5" (3.34 x 3.20)
Comprising stainless steel sink unit with hot and cold taps inset into worktop, drawer and storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, larder style storage cupboard to the side, storage cupboard over, matching worktop to the side with inset ' HOTPOINT ' four ring electric hob, drawers and cupboards under, tiled splash back, complemented by matching wall units over, display shelf, ' CANDY ' extractor hood to the side, built in ' HOTPOINT ' electric oven to the side, drawer under, storage cupboard over, further adjacent wood effect worktop with storage cupboard under, space to the side for fridge, complemented by matching wall units over, vinyl flooring, double glazed windows to the rear having a favoured southerly aspect.

Door off entrance hall to:

BEDROOM 1
10'11" x 10'9" (3.33 x 3.29)
Double glazed windows to the rear having a favoured southerly aspect, ' DIMPLEX ' night storage heater, built in sliding double mirrored doored wardrobe with hanging and shelving space.

Door off entrance hall to:

BEDROOM 2
11'2" x 6'8" (3.42 x 2.04)
Double glazed windows to the front, electric convector heater.

Door off entrance hall to:

BATHROOM
Being fully tiled, comprising sink unit with hot and cold taps, double doored storage cupboard under, low level wc, mirrored medicine cabinet, mirror, shaver light point, towel rail, frosted double glazed window, tiled flooring, step in fully tiled shower cubicle with ' MIRA ' independent shower unit with separate shower attachment, three hand grips, glass shower screen.

OUTGOINGS
MAINTENANCE:- £2,636 PER ANNUM

GROUND RENT:- PEPPERCORN

LEASE:- 151 YEARS REMAINING

ON-SITE WARDEN (DURING CERTAIN HOURS `)

24 HOUR ALARM SERVICE







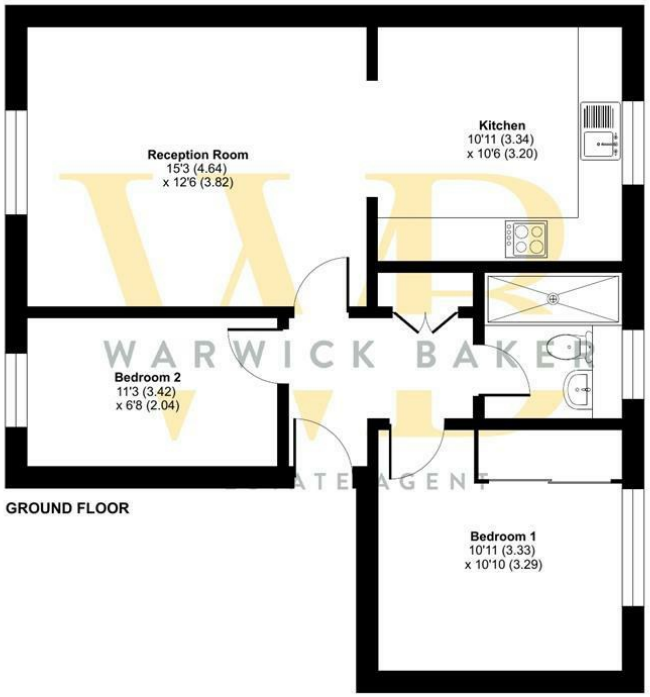




Fairlawns, Shoreham-by-Sea, BN43

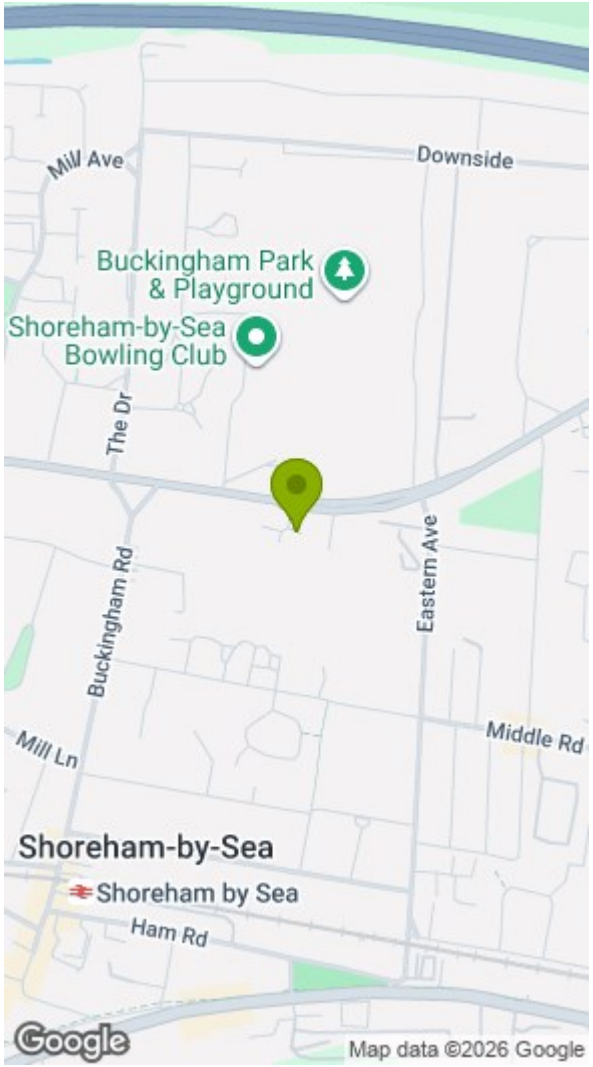
Approximate Area = 625 sq ft / 58 sq m

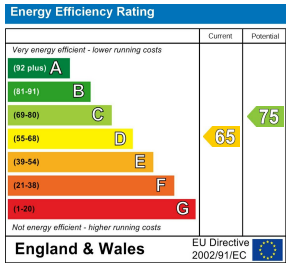
For identification only - Not to scale

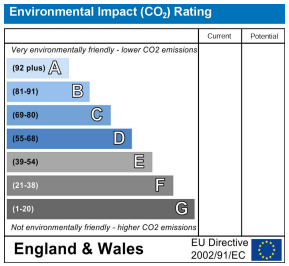


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1419307







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* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate