

One-bedroom ground floor retirement apartment

Flat 3 Fairfield Lodge, 3 Fairfield Road, Eastbourne, East Sussex, BN20 7NF // Leasehold
Female 71

£90,000	Independent RICS valuation
100%	Percentage offered
£90,000	Value of percentage offered
£37,350	Investment price
£52,650	Discount

Investment offered at **58.5%** below RICS vacant possession value



Property images

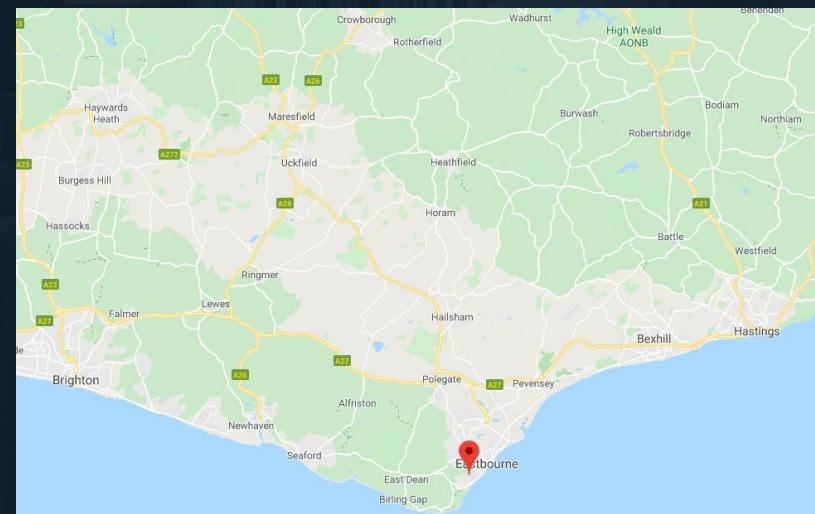


Location Overview

Eastbourne is a coastal town in East Sussex which has seen a strong 12% rise in property values in the last year. According to Property Partner, Eastbourne is the second fastest growing seaside town in the UK. It is predicted by Savills that in the next 4 years the South East will see around a further 20-25% rise in property prices. To maximise this, Eastbourne has regeneration underway with an £85million investment to improving the town centre, improving the shopping and recreational facilities at the Arndale Centre and developing the Devonshire Park sport and cultural complex. Combine this with Eastbourne's direct trains to London Victoria and with Brighton less than 30 minutes away, it will only attract more people to this fantastic location and property prices are likely to continue to rise.

9%*	12-month growth from Nov 18 to Nov 19
204%*	20-year growth from Nov 98 to Nov 18
£37,350	Investment price
£90,000	Investment value
£109,498	5-year value (4% HPI)
£133,221	10-year value (4% HPI)
£197,201	20-year value (4% HPI)

*Figures from home.co.uk



Property Overview

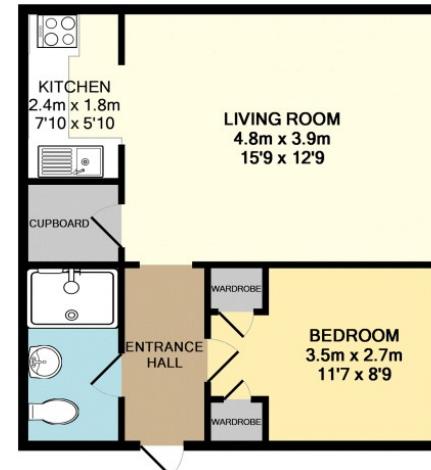
Key Features

- Bright & spacious accommodation
- Large lounge
- Modern fitted kitchen
- Residents & visitor parking
- Minutes from town centre & seafront

Measurements

Living room	15'9 x 12'9
Kitchen	7'10 x 5'10
Bedroom	11'7 x 8'9

Floorplan



Comparables



£99,500

1 bedroom retirement property for sale
Fairfield Lodge, Fairfield Road, Eastbourne, BN20

NO LONGER ADVERTISED SOLD STC

Key features

One bedroom retirement flat | Popular Meads location | Brand new windows | Beautiful communal gardens | Residents' car park | Offered ...

Marketed from 12 Jul 2019 to 24 Jan 2020 (196 days) by Oakfield, Eastbourne