2
BED

# Ground Floor Apartment, No Chain

Flat 8 7, Balcombe Road, Peacehaven, BN10 7QF





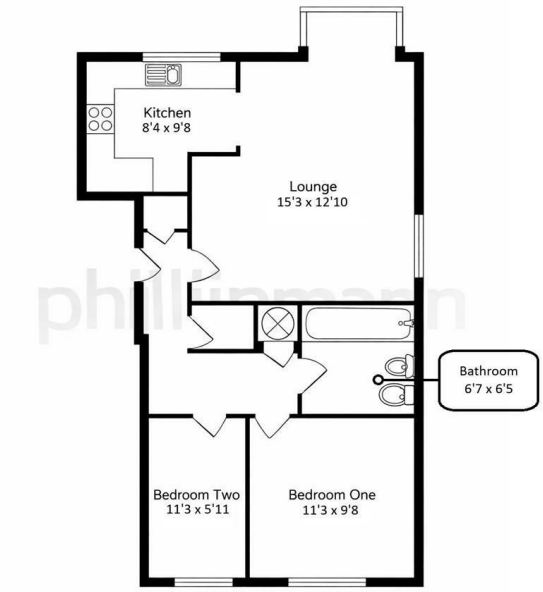


## Price £163,000

Leasehold

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TOTAL APPROX. FLOOR AREA 57.0 SQ.M. (614 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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# inbrief...

No Chain - An excellent opportunity to acquire this spacious ground floor apartment, offered to the market with no onward chain. Ideally situated in the heart of Peacehaven, the property is conveniently located within walking distance of local bus routes, schools and a wide range of everyday amenities.

This apartment represents an ideal purchase for first-time buyers looking to step onto the property ladder, as well as investors seeking to expand their portfolio.

The front door opens into a welcoming entrance hall, which benefits from several useful built-in storage cupboards. To the rear of the property, the south-facing lounge/dining room and fitted kitchen enjoy an abundance of natural light throughout the day, creating a bright and airy living space. The lounge/dining area offers ample room for comfortable seating and a small dining table. A southerly aspect bay window overlooks the rear of the block, while an additional west-facing side window provides attractive views of the evening sunsets. Adjacent to the living area, the modern fitted kitchen is well-proportioned and offers a good range of cupboards, drawers and work surfaces, along with space for a variety of appliances. A south-facing window also overlooks the rear of the property. To the front of the apartment are two bedrooms, comprising one double and one single, both overlooking the communal front gardens. The accommodation is further complemented by a modern refitted bathroom, which features a bath with shower over, wash basin and WC. A window provides natural light and essential ventilation.

Externally, the property benefits from an allocated parking space as well as access to communal gardens.

The apartment has also had its lease extended in recent years, meaning it will be sold with the significant advantage of a long lease.
Ground Rent £250 PA
Maintenance charge for 1st January - 31st March 2026 - £521.58





EPC Rating - D
Council Tax Band - A

# moreinfo...

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