

**1 Bed  
Flat  
located in Cavendish House,  
Collingwood Close**



**Flat 10 Cavendish House,  
Collingwood Close  
Peacehaven  
BN10 8BE**



**Description**

The communal entrance hall provides a welcoming approach and leads via two flights of stairs to the apartment's front door. Inside, a central hallway offers built-in storage cupboards. From here, a door opens into the bright dual-aspect lounge/dining room, which offers generous space for comfortable seating as well as a dining table and chairs. Windows to both the front and rear allow plenty of natural light, with the rear window framing far-reaching views.

The fitted kitchen is semi open-plan to the living area and separated by a convenient breakfast bar. It features a range of cupboards for storage, ample work surfaces and space for everyday appliances, along with a window overlooking the front of the building.

The bedroom is well-proportioned and located at the rear of the apartment, providing space for a full range of bedroom furniture. It also benefits from a wardrobe and a southerly-facing window with pleasant views over the rear of the block. Completing the interior is the bathroom, fitted with a bath and shower over, wash basin and WC.

Outside, residents can enjoy well-maintained communal gardens along with the added benefit of communal parking. Council Tax Band A. EPC Rating C. Service Charges £928.44 a year. Ground Rent £120 a year. Lease Term 125 years from 1 November 1991.

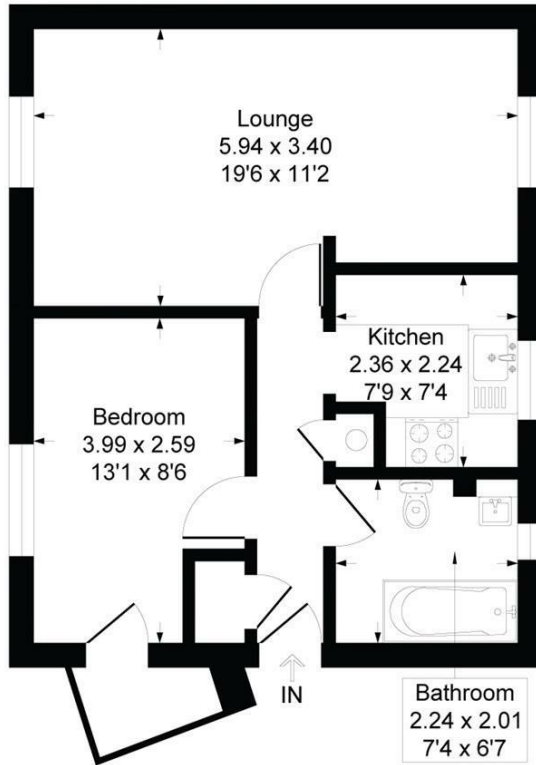
Guide Price £160,000 - £170,000.  
Seaford Properties are delighted to bring to the market this fantastic opportunity to acquire a top-floor apartment ideally located in the heart of Peacehaven. Enjoying an elevated position, the property benefits from impressive southerly views stretching across Peacehaven and towards the English Channel. The location is highly convenient, with local shops, schools and regular bus services to Brighton and surrounding areas all within easy reach. Presented in good decorative order throughout, the apartment would make an ideal purchase for a first-time buyer stepping onto the property ladder or a buy-to-let investor looking to expand their portfolio.





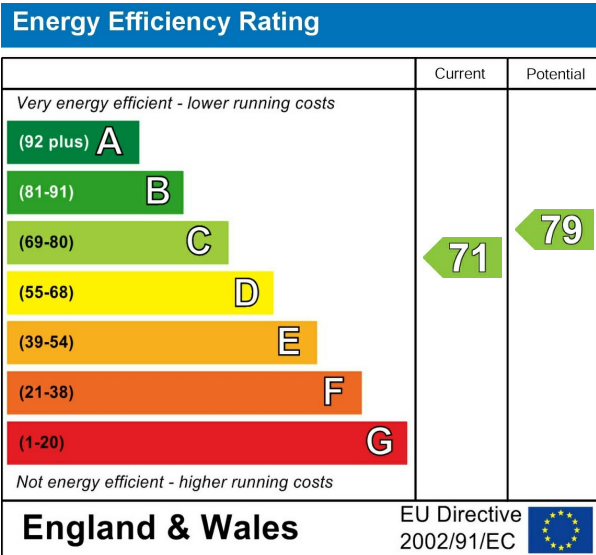
# 10 Cavendish House, BN10 8BE

Approximate Gross Internal Floor Area = 44.83 sq m / 483 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale



### CONTACT

18 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

