

ASKING PRICE

**£249,950 Freehold Investment  
Opportunity**

Peacehaven, BN10 8LU

## PROPERTY SUMMARY

NEW LEASE ON COMPLETION .....VACANT POSSESSION

This spacious two-bedroom apartment is in excellent order throughout, ensuring a comfortable and inviting living space. The large reception room is bathed in natural light, offering a perfect setting for relaxation or entertaining guests. The well-appointed kitchen and bathroom further enhance the apartment's appeal, making it a delightful home.

One of the standout features of this property is the breathtaking sea views that can be enjoyed from the apartment. Imagine waking up to the soothing sounds of the ocean and the picturesque scenery that the south side of the coast road offers. Additionally, the property is conveniently located near the Bastian steps, providing easy access to the beach for those who enjoy coastal walks or seaside activities.

For added convenience, the apartment includes a GARAGE, providing secure parking and extra storage space. This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, convenience, and coastal charm.

This is a prime opportunity that is not to be missed.

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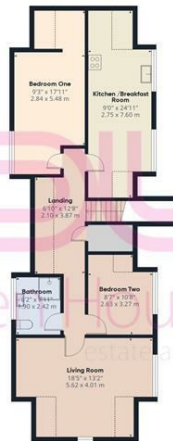
1







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

923 ft<sup>2</sup>  
85.8 m<sup>2</sup>

Reduced headroom

100 ft<sup>2</sup>  
9.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY

TENURE

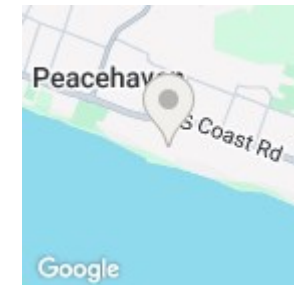
Leasehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particular, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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