



Flat 4 Downlands Court, Roundhay Avenue, Peacehaven, BN10 8TG

£170,000

CarruthersandLuck  
SalesandLettings





## Flat 4 Downlands Court

Roundhay Avenue, Peacehaven

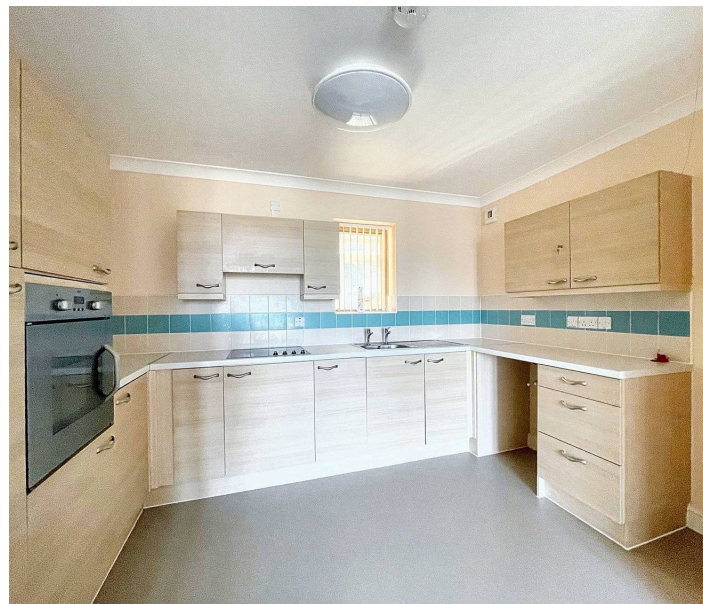
75% Shared Ownership - This spacious 2 bedroom ground floor purpose built retirement apartment is located close to local shop.

The block is for residents aged 60 and above and offers a variety of services which include resident lounge's, communal laundrette, communal parking, guest suite (for hire), restaurant (pay per meal), scooter store, hair salon (pay per cut), massage therapy (pay per treatment) and communal gardens.

The property comprises of a good size west facing lounge/dining room that has a Juliette balcony, kitchen, two good size bedrooms, bedroom one has access to the Jack and Jill wet room/wc that is shared with the spacious entrance hall.

Benefits include under floor heating (included in the maintenance), double glazing and no onward chain.

- 75% Shared Ownership
- Retirement apartment
- Good size west facing lounge/dining room
- No onward chain





## Flat 4

Downlands Court Roundhay Avenue,  
Peacehaven

COMMUNAL ENTRANCE HALL

SPACIOUS ENTRANCE HALL

WEST FACING LOUNGE/DINING ROOM 18'3" max x 11'7"  
(5.56m x 3.53m)

KITCHEN 11'8" x 7'9" (3.55m x 2.36m)

WEST FACING BEDROOM 1 14'7" x 11'5" (4.44m x 3.47m)

WEST FACING BEDROOM 2 11'4" x 7'6" (3.45m x 2.28m)

WET ROOM/WC 8'2" x 7'6" (2.48m x 2.28m)

Maintenance - Approximately £600 per month

Ground rent - N/A

Lease - 110 years remaining

NB: Any buyer will have to be qualified by the owners of the building for suitability, affordability and complete an expression of interest form. Once qualified a formal offer can be made to purchase the property and a (£500.00) reservation fee will become payable directly to the owners of the building.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C







# Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



Follow us on Instagram  
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook  
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



**CarruthersandLuck**  
SalesandLettings