



7 Margaret Court, South Coast Road, Peacehaven, BN10 7PQ  
£259,000

**CarruthersandLuck**  
SalesandLettings



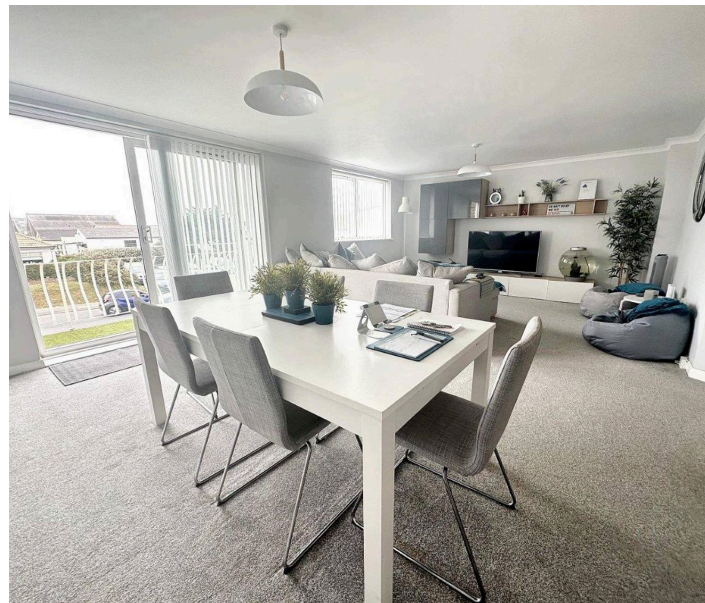
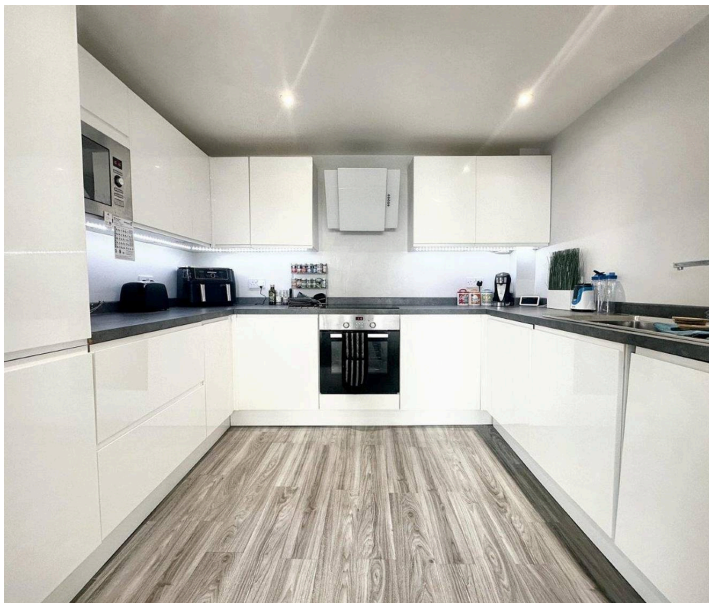


## 7 Margaret Court

South Coast Road, Peacehaven

Rarely available, this very large flat offers very well presented, bright and spacious accommodation with the added benefit of being south facing boasting a 22' South-facing balcony. Located on the seafront, local shops, buses and lovely cliff top walks are all very close by.

The flat has a spacious entrance hall with oak doors throughout and 2 built in cupboards. The main living room is a fabulous room being south facing and having sliding patio doors to the sun balcony. Measuring some 22' x 17' the room has a living area, dining area and an arch to a modern white high gloss kitchen on three walls with base cupboards, deep drawers and matching wall units. There is an integrated hob, oven and fitted extractor fan over. The kitchen also has integrated fridge/freezer, microwave, dishwasher and washing machine. The room has attractive LED lighting and inset LED ceiling lighting.





# 7 Margaret Court

South Coast Road, Peacehaven

The flat benefits from 2 large double bedrooms with a nice open outlook over Peacehaven. The Shower room has been refitted and has a large double shower area, wide wash basin with storage drawers below and a low level WC. The walls are attractively tiled.

The South facing balcony measures 22' in length and has a neat Astroturf floor. The balcony has an open outlook towards the sea.

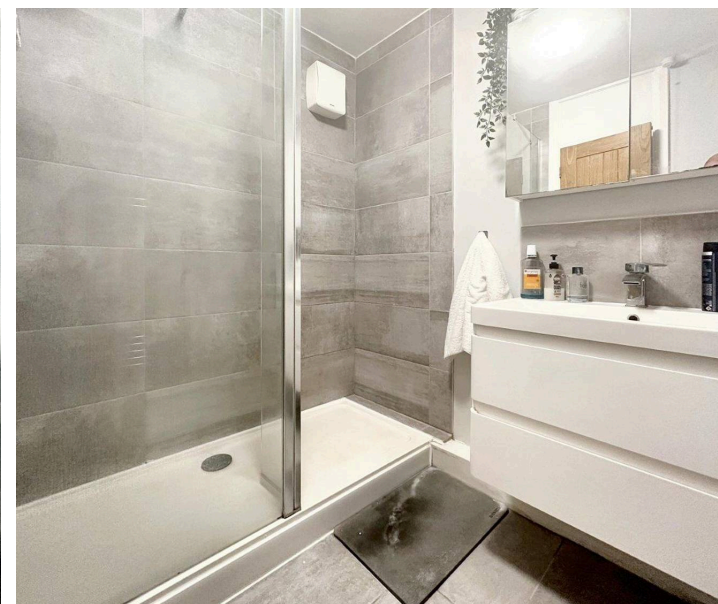
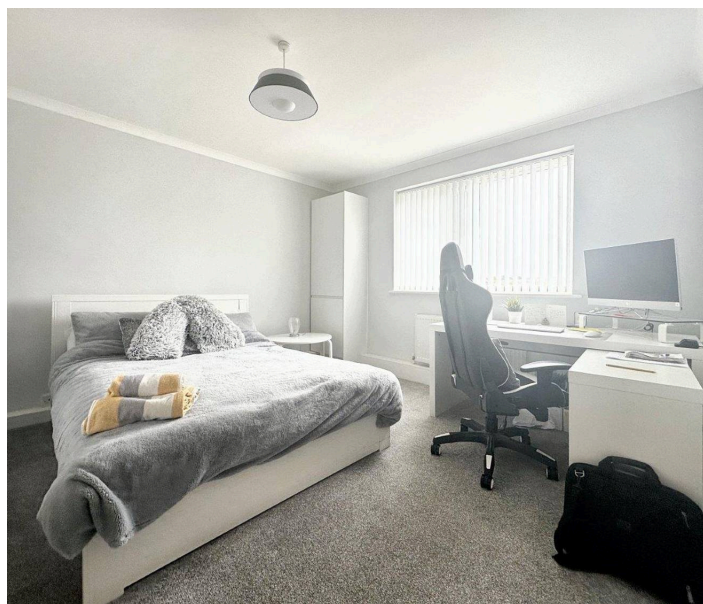
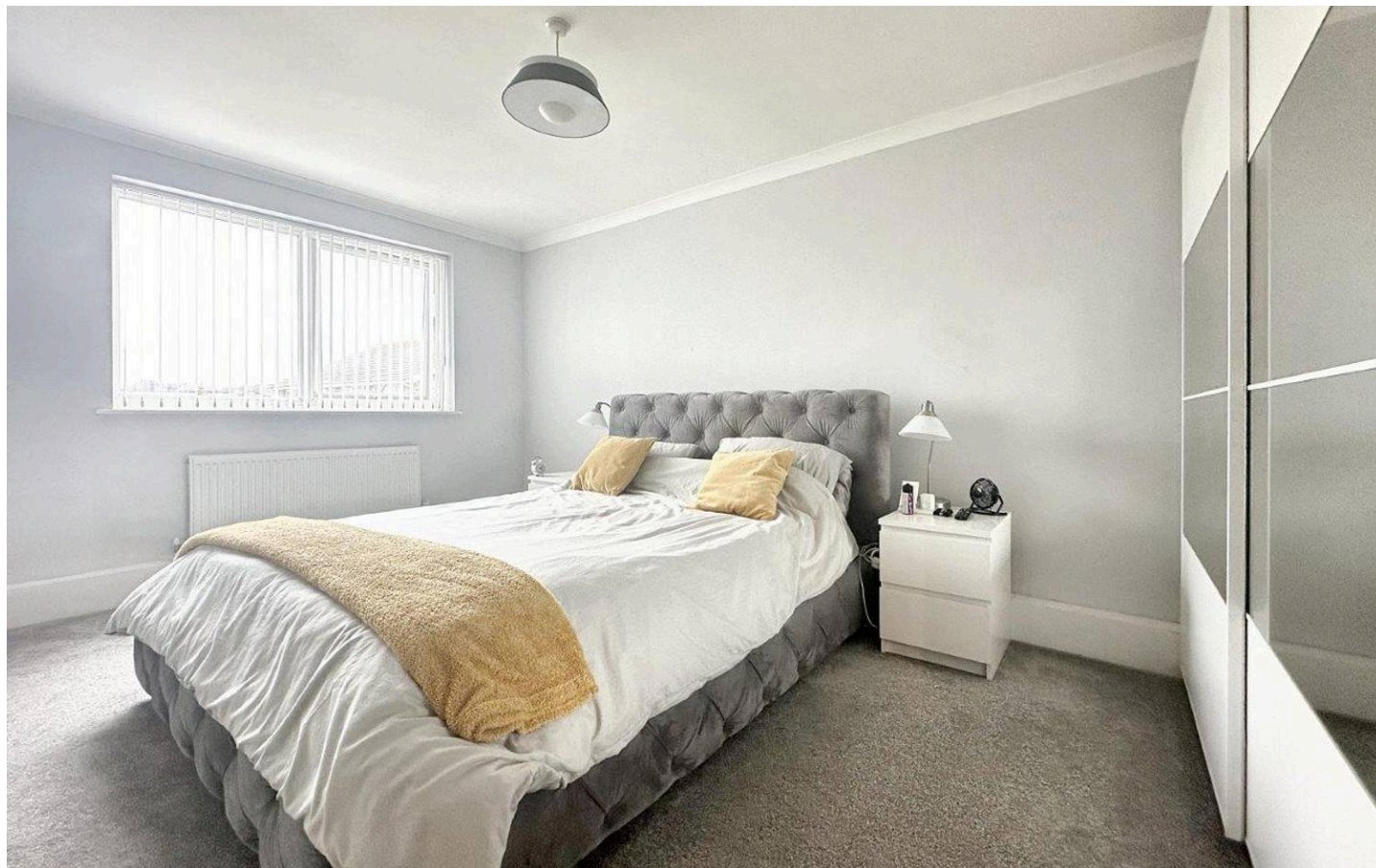
There is parking to the rear of the block that is on a first come first served basis but offers enough spaces for each flat. The flat has a lease with 137 years remaining and the maintenance charge is in the region of £2000 per year. The block itself has recent been externally decorated including the balconies.

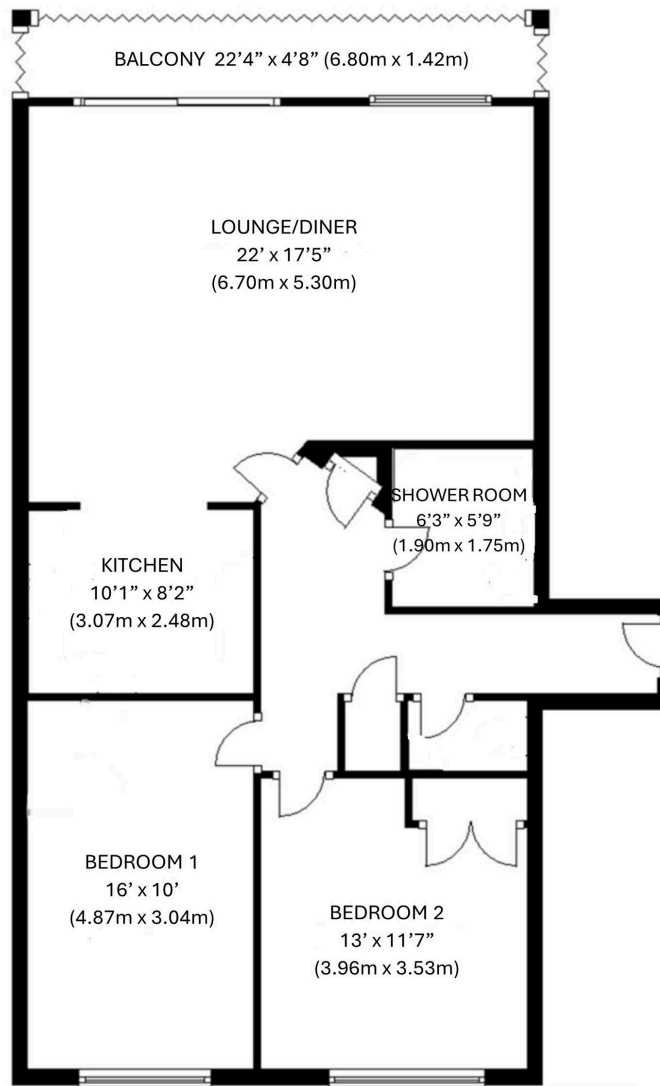
Internal viewing is highly recommended to appreciate the space and condition.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E





# 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



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