

2  
BED

# 2 Bedroom Flat with Garage

Flat 3, 1, Lake Drive, Peacehaven, BN10 7QD

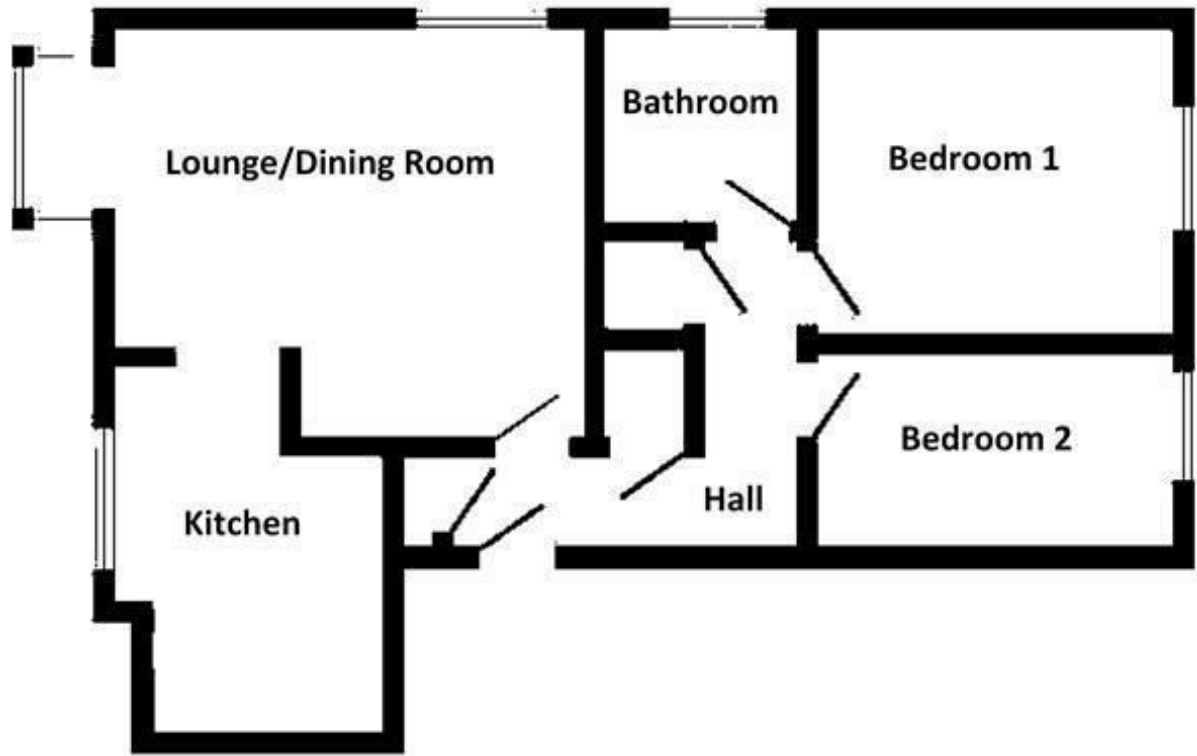


Price £195,000

Leasehold

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inbrief...

Phillipmann estate agents are pleased to offer for sale this SPACIOUS two bedroom apartment with GARAGE situated in the heart of Peacehaven, with the Meridian shopping centre, an array of amenities and local schools just a short walk away. This is the perfect property for FIRST TIME or INVESTMENT buyers looking to get on the ladder or looking for a buy to let investment.

**ENTRANCE HALL** Storage cupboard, airing cupboard housing hot and cold water tanks, laminate flooring and cloak cupboard.

**DUAL ASPECT LOUNGE/DINING ROOM** 15'2" max x 13'1" max (4.63m x 4.00m) South facing uPVC double glazed bay window with roof top and distant sea views, west facing uPVC double glazed window, laminate flooring and door to:

**SOUTH FACING KITCHEN** 9'8" max x 8'4" max (2.94m x 2.54m) A range of units to comprise of a single drainer sink unit, work surfaces with cupboards, drawers, space and plumbing for washing machine under, space for fridge/freezer, space for cooker with cooker hood over, wall mounted cupboards, part tiled walls, laminate flooring and uPVC double glazed window with roof top and distant sea views.

**BEDROOM 1** 11'4" x 9'10" (3.45m x 2.99m) uPVC double glazed window and laminate flooring.

**BEDROOM 2** 11'4" x 6'1" (3.45m x 1.85m) uPVC double glazed window and laminate flooring.

**BATHROOM/WC** 6'4" max x 6'3" max (1.93m x 1.90m) A white suite to comprise of a p-shape panelled shower/bath, vanity unit with wash hand basin and low level wc, fully tiled walls, uPVC frosted double glazed window and laminate flooring.

**GARAGE** 16'11" max x 7'11" max internal measurements (5.16m x 2.41m) Up-n-over door and lighting.

Lease: 125 years from 2016  
Service Charge & Ground Rent: £187.83 per month



Council Tax - A

EPC - C

moreinfo...



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