

2  
BED

# Substantial First Floor Flat

12 Margaret Court, South Coast Road, Peacehaven, BN10 7PQ



Price £249,999

Leasehold

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## 12 Margaret Ct, BN10 7PQ

Approximate Gross Internal Floor Area = 89.34 sq m / 961 sq ft

Garage Area = 12.43 sq m / 134 sq ft

Total Area = 101.77 sq m / 1095 sq ft

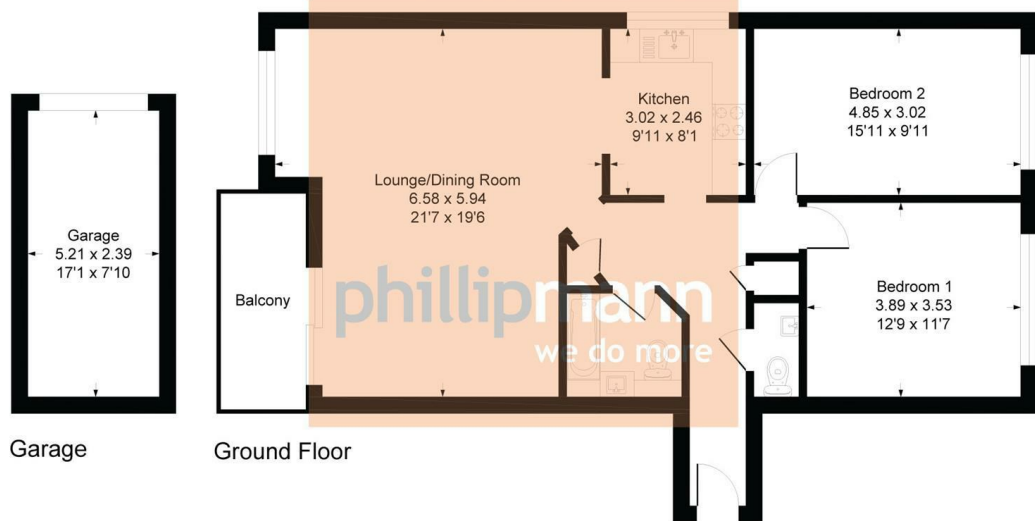


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Grab this fantastic opportunity to acquire this perfectly located first floor flat with garage forming part of this recently renovated, well maintained purpose built block. The property is positioned just a stones throw from bus routes to Brighton city centre, local shops and all the amenities that Peacehaven has to offer. Furthermore cliff top walks and access to the beach are just a little further away.

The flat is offered in excellent order and has generous accommodation which includes a light and bright lounge dining room where you will find plenty of space for your soft furnishings as well as your associated furniture with access to balcony. Open planned creating a good social space, the modern kitchen is fitted with a number of cupboards, drawers and contrasting work surfaces as comprising; inset sink drainer with window to side, integral dishwasher and space for other white goods. An oven with counter hob and overhead extractor accompany.

You won't lack storage and space in this flat due to the spacious entrance hall, cloaks cupboard, meter store cupboard and additional separate cloakroom w/c

Both bedrooms are positioned to the rear and are immaculate in its presentation. Again there is plenty of space for all free standing furniture. Completing the interior accommodation is the bathroom which comprises of a modern suite to include a bath with shower above, vanity wc / wash basin unit and complimented by tiled floor and walls.

Outside you will find the flat is surrounded by well kept communal gardens with lots of off road parking to the rear too cupled with your own GARAGE. Lastly the property also benefits from a long lease, so no costly lease extensions needed here.

Service Charge - £2338 per annum (already paid up to June 25')

Ground Rent - £150 per annum

Managing Agents - Housemartins

Lease - 161 years from 1973



Council Tax Band - D

EPC Rating - D

moreinfo...



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