

2
BED

Spacious First Floor Apartment - No Chain

Flat 8, Marsden Court, Ambleside Avenue, Peacehaven, BN10 7LS



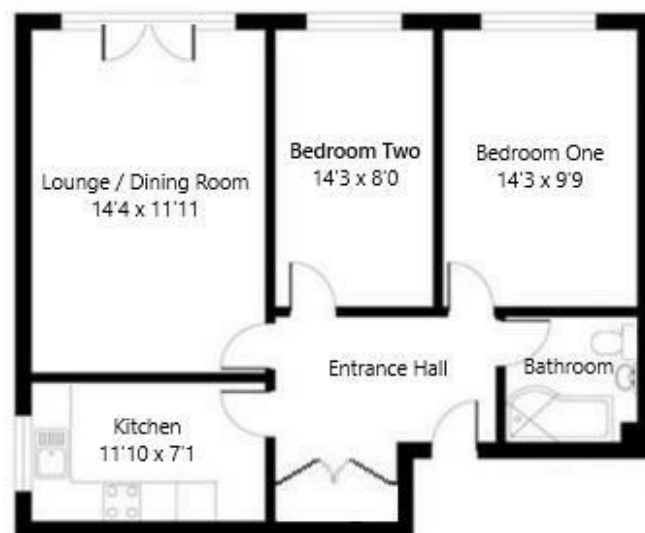
Price £250,000

Leasehold

phillipmann
we do more

www.phillipmann.com

Marsden Court



inbrief...

Once in a while a real stand out property hits the market and this is one of those moments. This is a fantastic opportunity for a first time buyer to get onto the market, or an investor looking to add to their portfolio.

This spacious first floor apartment is located a short walk from the South Coast Road, so is perfectly connected for transport links to Brighton and beyond. Furthermore a small parade of shops, cliff top walks and access to the beach are also close by.

First impressions are so important and here you will not be disappointed, the communal front gardens are immaculate with a central pathway leading to the communal entrance. Your own front door takes you through to the wide central entrance hall where all of the principle rooms are accessed from and you will find a plethora of built-in storage. The lounge/dining room is generous in size and here you will find plenty of space for all of your soft furnishings and more than enough room for a dining table and chairs too. In addition it boasts a recently refurbished juliette balcony which overlooks the rooftops of Peacehaven and beyond and also boasts a glimpse of the sea. Lying adjacent you will find the refitted kitchen which offers plenty of wall and base units for storage, contrasting work surfaces and space for your normal appliances. Both bedrooms can be describes as large doubles and lie to the front of the property. The master bedroom has a large built-in wardrobe, so storage will not be an issue. Servicing this property is the bathroom/wc which has also been recently updated and includes a bath, wc and wash hand basin.

Externally the apartment block benefits from very well kept communal gardens to the front and rear and can be used at your own leisure. The property does come with a garage which can be accessed from the driveway at the side of the block.

Service charge & Ground Rent: £1200 per annum
Lease- Approx 87 years remaining



Council Tax Band - B
EPC - TBC

moreinfo...



Phillip Mann Peacehaven Office
226-230 South Coast Road, Peacehaven, BN10 8JR
01273 586622

To see more details on this & all our homes go to
www.phillipmann.com