



Balcombe Road, Peacehaven

Asking Price
£135,000
Leasehold

- GROUND FLOOR FLAT
- ALLOCATED OFF STREET PARKING
- LONG LEASE
- LARGE STUDIO FLAT
- COMMUNAL GARDENS
- IDEAL FIRST TIME BUY / INVESTMENT

Robert Luff & Co are delighted to bring to market this charming studio flat located on Balcombe Road in the heart of Peacehaven. Upon entering, you are greeted by a well-proportioned reception room that offers versatility for both living and sleeping areas. The property features a modern bathroom and separate kitchen. Located on the ground floor of this purpose built block and is within close proximity to the Meridian Shopping Centre with its variety of shops and bus services to Brighton City Centre. There are good local schools within walking distance of the property and a large medical centre/doctors surgery is located close by at the Meridian Centre. Access to the beach and stunning cliff top/downland walks are all within easy reach of the property.

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Accommodation

Entrance Hall

Studio Room 19'8" x 9'2" (6.0 x 2.80)

Laminate flooring, wall mounted radiator, double glazed window to front, door leading to kitchen

Kitchen 12'5" x 6'6" (3.80 x 2.0)

Vinyl flooring, mix of wall and base units, space for; fridge freezer, washing machine and oven with overhead extractor, sink, double glazed windows to front

Shower Room

WC, vanity sink unit, shower cubicle, extractor fan

Outside

Communal gardens and an allocated parking space

Agents Notes

Tenure: Leasehold, 149 Years Remaining

Maintenance Fee & Ground Rent Inclusive: £400 Per 3 Months

EPC Rating: E

Council Tax Band: A



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Approximate Floor Area
316.45 sq ft
(29.40 sq m)

Approximate Gross Internal Area = 29.40 sq m / 316.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.