



**Caxton House South Coast Road,Peacehaven BN10 8NN**

***welcome to***

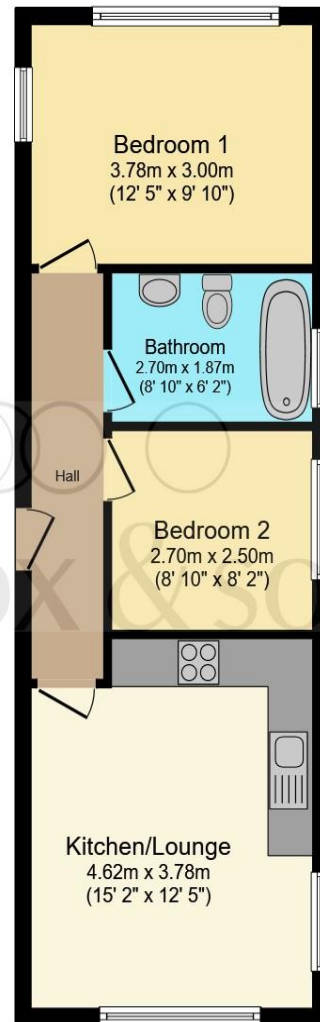
## **Caxton House South Coast Road, Peacehaven**

Caxton House is a brand new modern development offering 5 BRAND NEW apartments with amazing views bringing in natural light.

All apartments are finished to a high specification throughout boasting a fully fitted kitchen with integrated appliances including, washing machine, dishwasher, fridge/freezer, oven and hob and flooring throughout. Select apartments come with allocated parking and roof terraces.

Each unit will have a 10 year warranty and Share of Freehold.





**Entrance Hall**

**Kitchen / Living Room**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Disclaimer**

Total floor area 46.5 m<sup>2</sup> (500 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

## Caxton House South Coast Road, Peacehaven

- BRAND NEW TWO BEDROOM APARTMENT - FINAL TWO BED REMAINING!
- APPROX 20 MINUTE DRIVE TO BRIGHTON STATION AND TOWN CENTRE
- HIGH SPECIFICATION FINISH THROUGHOUT
- 10 YEAR NEW HOMES WARRANTY
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SEA108947](https://fox-and-sons.co.uk/Property/SEA108947)



Property Ref:  
SEA108947 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01323 899116**



[Seaford@fox-and-sons.co.uk](mailto:Seaford@fox-and-sons.co.uk)



1 Clinton Place, SEAFORD, East Sussex, BN25 1NL



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**