



## Roderick Avenue, Peacehaven, BN10 8JT By Auction £185,000 Freehold

FOR SALE BY AUCTION on 27th June 2024

Auction Guide £185,000

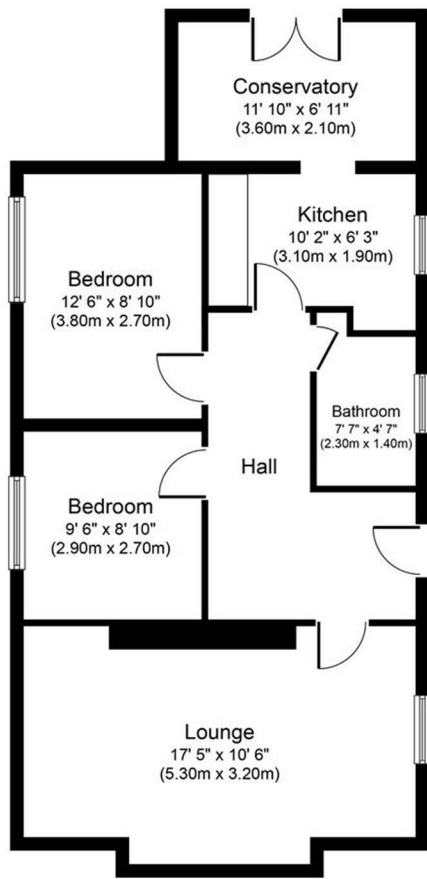
A detached bungalow, requiring some updating whilst benefiting from a gas heating system, double glazed windows and patio doors, fitted kitchen and tiled bathroom, all complimented by a good size west facing rear garden.

The property will be sold with the current tenant in situ as currently let on an AST that expires on 1st May 2024 at the vastly reduced rent of £9,300 per annum due to the fact the tenant is a family friend of the seller. We are advised the correct estimated rental value is closer to £16,000 per annum however buyers should make their own enquiries in this regard prior to purchasing.

Situated in this popular residential location just off the A259 between Cavell Avenue and Horsham Avenue. There are comprehensive local shopping facilities and amenities in the immediate vicinity, with the seafront located just a few hundred metres to the south. Brighton City Centre and the Marina is a short distance away whilst good local schools are also close by.

\*Fees apply please refer to auction team\*



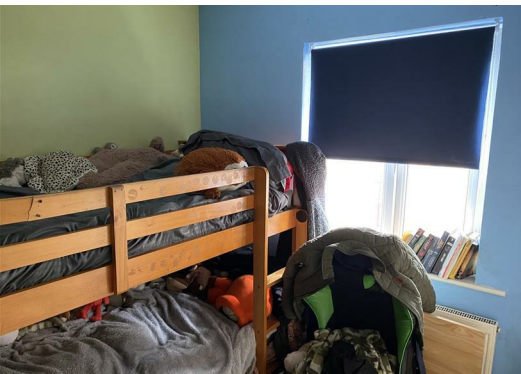


Approximate Floor Area  
745 sq. ft.  
(69.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
TEL: 01273 274 040

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent