

32 Queens Road, Brighton, BN1 3YE

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South Coast Road, Peacehaven, BN10 7PQ By Auction £125,000 Leasehold

FOR SALE BY AUCTION on the 25th of February 2026

Auction Guide £125,000+

We are delighted to offer this well presented one bedroom flat on the coast of Peacehaven, offered with full and immediate vacant possession. The flat benefits from new carpets and recent redecoration which gives the property a lovely refreshed feel throughout. It is considered ideal for first time buyers or a buy to let opportunity. The property is also complimented by off road parking and a long 104 year lease.

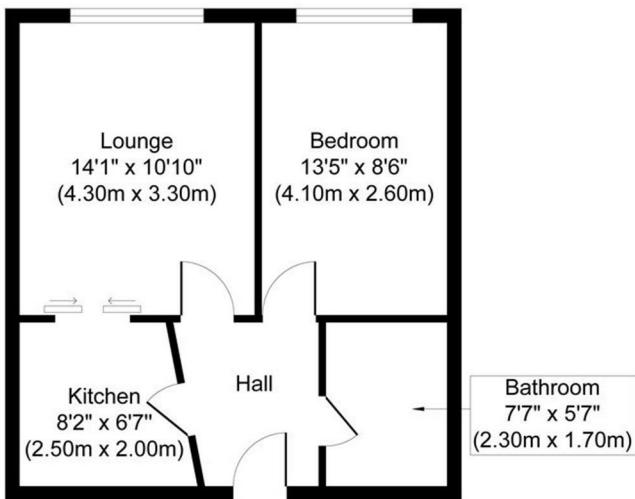
Located on the elegant coast road of Peacehaven, this property grants access to local shops and dining parades whilst also conveniently being moments away from bus routes to Brighton, Eastbourne and other popular locations in Sussex.

Service charge: approximately £1,500 per annum.

Please note fees are payable in respect of the sale of this property, please refer to Auctioneer for details.

ALL MEASUREMENTS ARE APPROXIMATE WHILST FLOORPLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH NEITHER TO BE RELIED UPON IN RESPECT OF THEIR ACCURACY.





Approximate Floor Area

421 sq. ft
(39.07 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 can be given 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)	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		



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY

TEL: 01273 274 000

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

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