

8A Balcombe Road, Peacehaven, BN10 7QZ

Leasehold

Asking Price £169,950



Are you looking for a first floor two double bedroom apartment with very low outgoings ?? This is a rare opportunity to acquire this spacious two bedroom first floor apartment with a service charge of only £300 per annum and a ground rent of only £10 per annum !! The apartment itself is in need of some modernisation but once complete would make a very spacious home or a profitable buy to let investment. You are granted access via a security communal entrance door into the communal entrance and a staircase leads to the first floor where the apartment is located. Upon entering the apartment you immediately go into the L shaped hallway which has a large built in cupboard . The two double bedrooms are at the rear and overlook the communal area, with the spacious lounge dining room and the kitchen are at the front affording a Southerly aspect, finishing off the accommodation is the family bathroom. To the rear of the building is ample communal parking.



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## Outgoings

Service Charge £300 per annum

## Communal Entrance hallway

## Apartment Entrance hallway

## Living Room

18'4" x 11'7" (5.60 x 3.55)

## Kitchen

11'7" x 9'9" (3.55 x 2.99)

## Bedroom 1

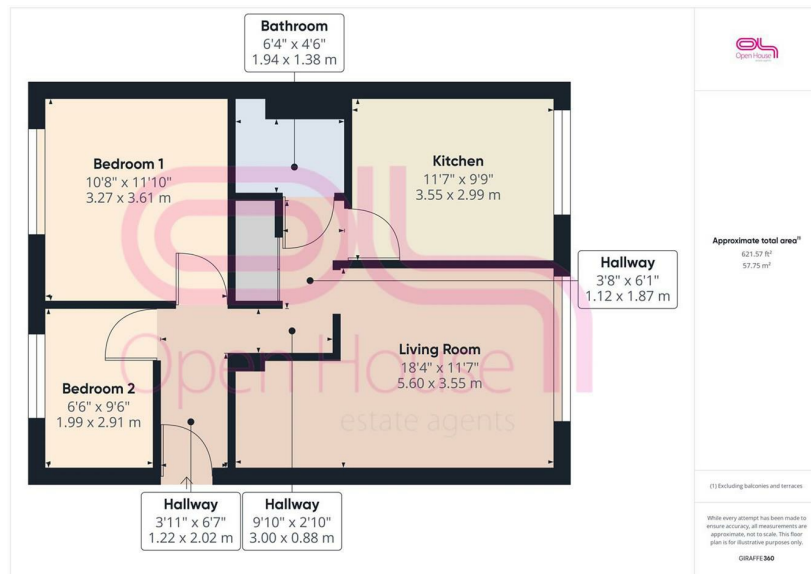
10'8" x 11'10" (3.27 x 3.61)

## Bedroom 2

6'6" x 9'6" (1.99 x 2.91)

## Bathroom

6'4" x 4'6" (1.94 x 1.38)



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