

Flat 3, 7 Balcombe Road, Peacehaven, Peacehaven, BN10 7QF

O.I.R.O £190,000

Council Tax Band: A

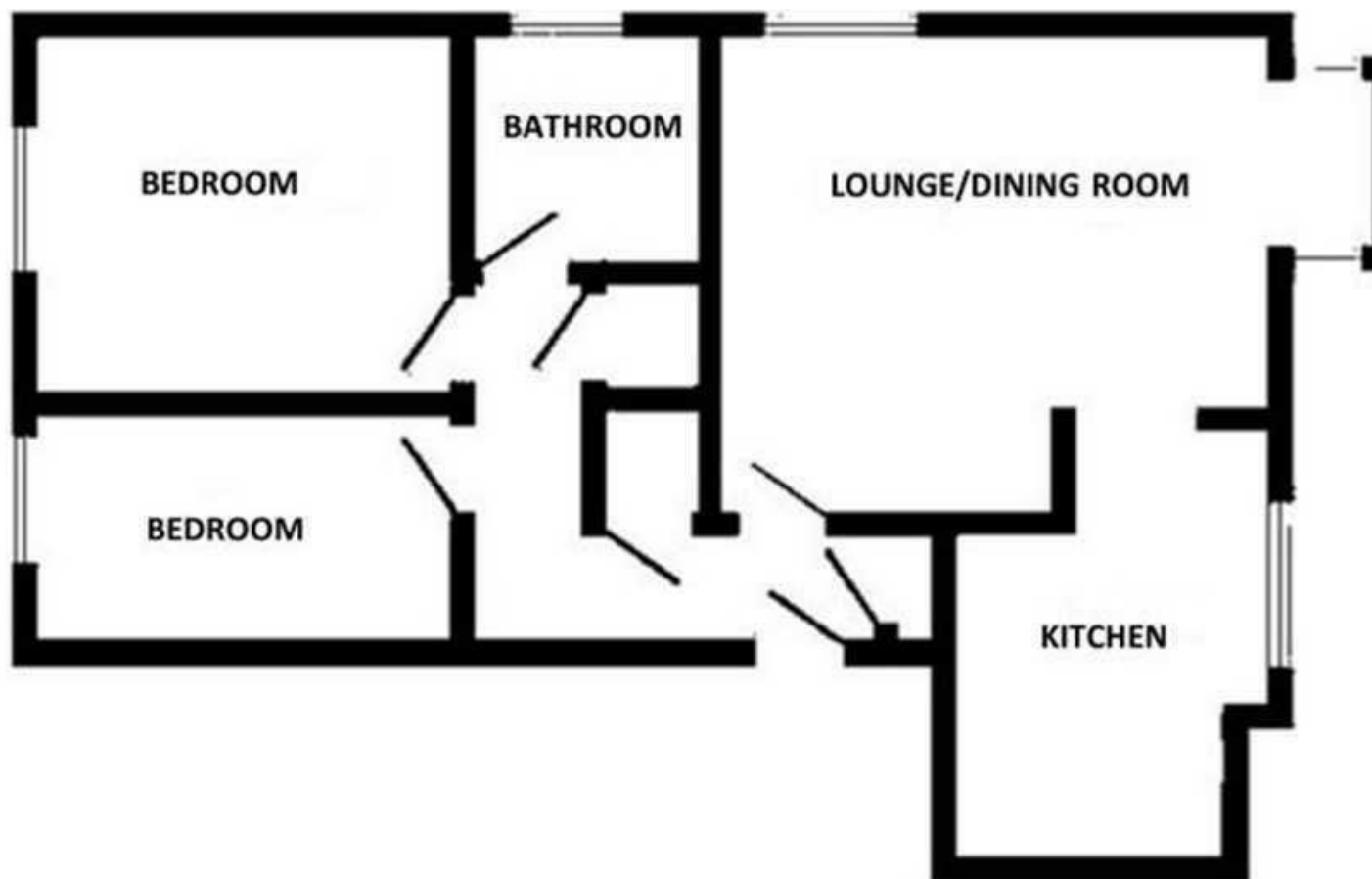




This DELIGHTFUL first floor flat is very well located and is considered to be PERFECT for a FIRST PURCHASE. Situated in a popular development which is close to all of the towns amenities, local schools and bus routes to Brighton. The front door opens into a spacious entrance hall which offers storage cupboards and access to all principle rooms. The dual aspect lounge is a lovely size and boasts enough space for both your soft furnishings and a dining table and chairs too. Close by is a modern kitchen which comprises of an excellent array of matching cupboards, drawers and work surfaces too. Two bedrooms are present, a good size double and a reasonable single. These are complimented by a modern refitted bathroom/wc. Lastly the flat also benefits from its own garage, allocated parking space and a LEASE TERM OF 208 years and a PEPPERCORN RENT.



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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>		80
(69-80) <b>C</b>	64	
(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	