

**Flat 2, Montreal Close, Peacehaven, BN10 8FH**

**Asking Price £239,950**

**Council Tax Band: B**



**\*NO CHAIN\*** This home is both **WELL PRESENTED** and **GENEROUS** in size which makes it the **PERFECT FIRST PURCHASE** or investment. Located on a popular, recently built development, you will find all of the towns attributes all a short distance away. On entering the communal hall you will see that the common ways are very well maintained, this is a sign of a well run block. The private front door opens into a large entrance hall, here you will find a built in storage cupboards, perfect for your coats and shoes. The large open plan living space is west facing and as such is a lovely light and bright room. Offering generous proportions it will easily accommodate all of your soft furnishings alongside a table and chairs too. The thoughtfully planned kitchen has an abundance of modern matching units which are perfect for storage, these are complimented by numerous work surfaces for food preparation and not forgetting all important appliance space. Two **DOUBLE** bedrooms are featured. Bedroom one is an excellent size and features a built in wardrobe. Bedroom two is equally impressive in size too. Completing the interior is family bathroom/wc which comprises of a matching white suite and part tiled walls. Moving outside you will find well kept communal gardens which surround the block alongside a secure, fenced communal rear garden which is the perfect retreat. Lastly, parking will be of no concern as there is an allocated parking space and unrestricted on street parking.



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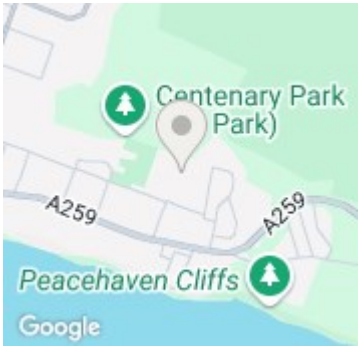
Approximate total area<sup>a</sup>  
840.66 ft<sup>2</sup>  
78.1 m<sup>2</sup>  
  
Reduced headroom  
24.23 ft<sup>2</sup>  
2.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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		
England & Wales	EU Directive 2002/91/EC	