

Marsden Court, Ambleside Avenue, BN10 7LS

£275,000

Council Tax Band: B



Welcome to this stunning ground floor apartment located in the desirable Marsden Court on Ambleside Avenue. This delightful flat boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The property is presented in excellent order throughout, ensuring that you can move in with ease and enjoy your new surroundings from day one. The modern kitchen is well-equipped, providing a stylish and functional space for all your culinary needs. The bathroom has also been thoughtfully designed, offering a contemporary feel that complements the overall aesthetic of the apartment.

One of the standout features of this property is the spacious living room, which is bathed in natural light and features patio doors that open directly onto the communal garden. This lovely outdoor space is perfect for relaxing or entertaining, providing a tranquil retreat right at your doorstep.

Additionally, the apartment comes with the added benefit of parking for one vehicle, as well as a garage, offering convenience and security for your car and belongings. As well as the communal front access, you have the additional benefit of private rear access. With a share of the freehold, you can enjoy a sense of ownership and involvement in the management of the property.

This flat is not only a beautiful home but also a fantastic investment opportunity. The vendor is suited, making this an ideal time to explore the potential of this charming apartment. Don't miss your chance to view this exceptional property in a sought-after location.



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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	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC