



Fairfield, Sutton Avenue, Peacehaven, BN10 7NL
£190,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A well-presented one-bedroom flat occupying part of the ground floor of this well-maintained purpose-built building, situated in a sought-after residential location. The property greatly benefits from a balcony, a share of freehold, and resident parking on a first-come, first-served basis.





Further Information

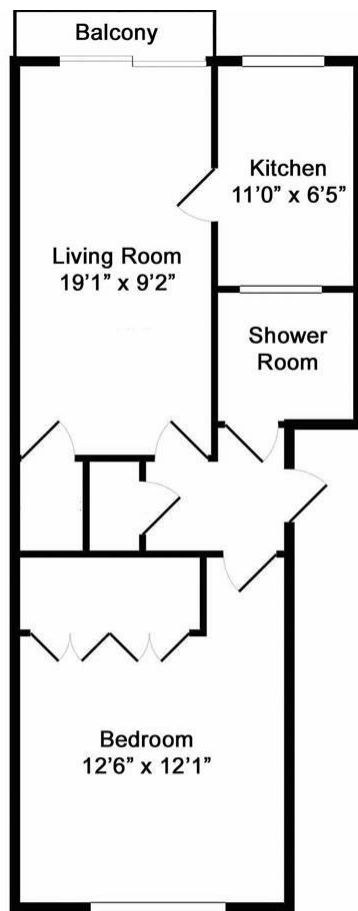
Internally, the accommodation comprises an entrance hall with a storage cupboard, a spacious lounge with further storage cupboard and sliding doors opening onto the balcony, and a modern fitted kitchen with a breakfast bar. The double bedroom features two built-in wardrobes and a west-facing window, while the shower room boasts a walk-in shower. Presented in good decorative order throughout, the property also enjoys access to well-kept communal green spaces.

Fairfield on Sutton Avenue is well-situated in Peacehaven, offering a balance of convenience and coastal living. With local shops, cafés, and essential amenities just a short distance away, daily needs are easily met. The nearby promenade and cliff-top walks provide stunning sea views, perfect for outdoor enthusiasts, while excellent transport links make commuting to Brighton and beyond straightforward. Peacehaven's friendly community and relaxed atmosphere make Fairfield an appealing place to call home.



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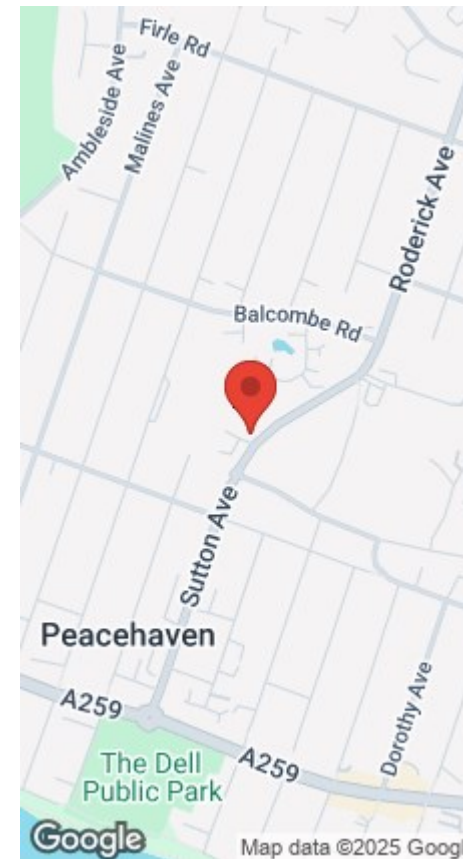


GROUND FLOOR

TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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	

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