



Duncan Court, Chichester Drive East, Brighton, BN2 8LB

Asking Price £245,000

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A well-presented two-bedroom first floor apartment in a low-level purpose-built block on Chichester Drive East, Saltdean.

Forming part of a well maintained low-level purpose-built block on Chichester Drive East, this charming two-bedroom first floor apartment presents an exceptional opportunity for buyers seeking a well-appointed home in Saltdean, along the coast from Brighton. The property has been meticulously maintained, offering a blend of modern comforts and practical features, making it an ideal choice for first-time buyers, downsizers, or those looking for a convenient lock-up-and-leave option.

Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home. The spacious living/dining room provides an inviting area for relaxation and entertaining, benefiting from ample natural light. This versatile space can comfortably accommodate both lounge furniture and a dining table, perfect for everyday living and social gatherings.

The modern kitchen is a highlight, thoughtfully designed with a range of contemporary wall and base units, integrated appliances, and ample worktop space. It offers a functional and aesthetically pleasing environment for culinary pursuits. Both bedrooms are generously proportioned, providing comfortable retreats. The main bedroom offers plenty of space for a double bed and storage, while the second bedroom could serve equally well as a guest room, child's bedroom, or a dedicated home office, catering to a variety of lifestyle needs.

The apartment benefits from UPVC double glazing throughout, ensuring excellent thermal efficiency and a peaceful living environment. The property also includes a well-appointed bathroom, featuring modern fixtures and fittings.

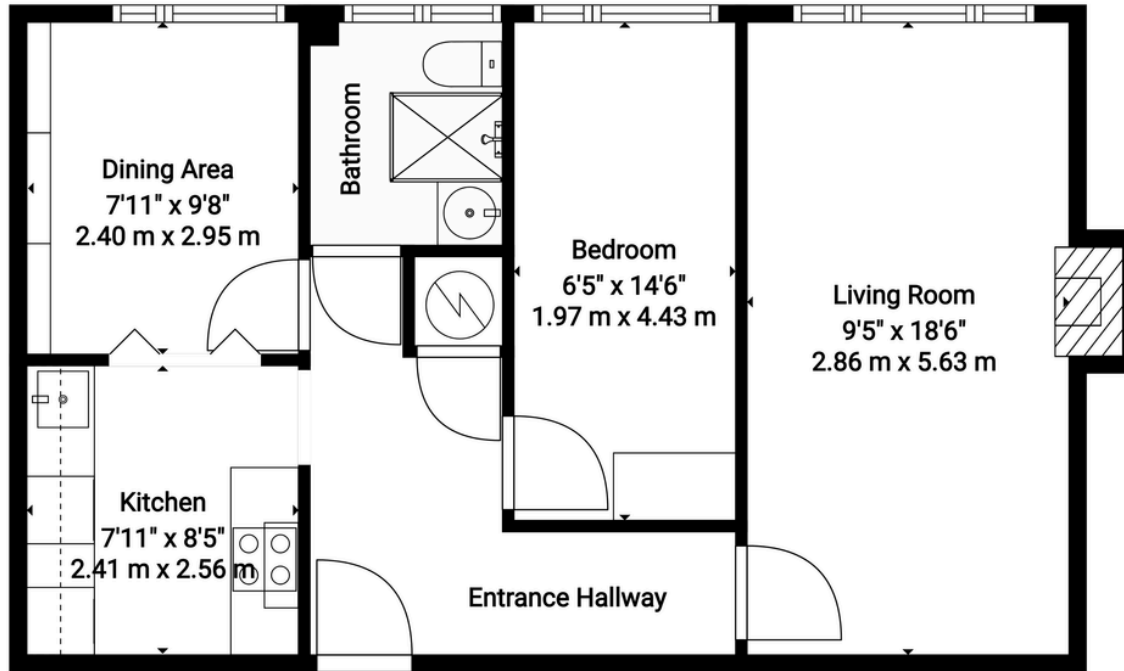
Externally, residents can enjoy access to a communal garden, offering a pleasant outdoor space for relaxation without the burden of extensive maintenance. A significant advantage of this property is the inclusion of a private garage, providing secure parking or additional storage.

Further enhancing its appeal, the lease will be extended upon completion, offering peace of mind and a long-term investment. The vendor is suited, which can often lead to a smoother and quicker transaction process. Located on Chichester Drive East, the apartment benefits from excellent transport links to local amenities, shops, and the vibrant attractions of Brighton city centre and its famous seafront. This property truly combines comfort, convenience, and a desirable location, making it a must-see for anyone looking to purchase in the area.



6 DUNCAN COURT

SALTDEAN BN2 8LB



TOTAL: 569 sq. ft, 53 m2

Measurements deemed Highly Reliable But Not Guaranteed



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Agents Notes

Tenure Leasehold
139 Year Lease Will Be Granted Upon Completion
Service Charge Approx £1,800 Per Annum
Ground Rent Approx £60 Per Annum
Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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