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BED

Stunning Distant Views

9 Fairhurst 400, South Coast Road, Peacehaven, BN10 7AB







Offers Over £220,000

Leasehold

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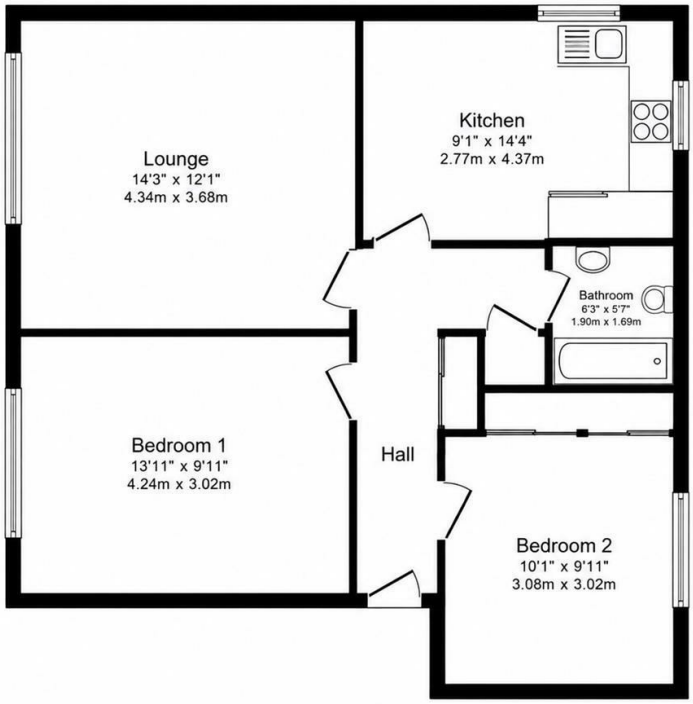

Total floor area 66.2 sq.m. (712 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

inbrief...

Long lease - An excellent opportunity to acquire this bright and spacious second (top) floor apartment, forming part of a popular and well-maintained purpose-built block in a highly sought-after coastal location. Situated just moments from Telscombe Tye and the cliff top, the property features sea views along the Sussex coastline and downland views in land. Whilst local shops and regular bus services to Brighton are close at hand.

Accessed via pedestrian entry from South Coast Road or from the private rear car park, the communal entrance has stairs to your private entrance. Inside, the apartment is light and airy throughout, with built-in storage in the entrance hall. Further a private garage with space for parking is a must mention accompanying this property.

The west-facing lounge is a standout feature - generously proportioned and flooded with natural light, it benefits from a distance sea view enjoys picturesque sunsets.

To the rear, the spacious dual-aspect kitchen/breakfast room offers a range of work surfaces, cupboards and appliance space, along with ample room for a table and chairs / breakfast bar, creating a practical yet sociable space.

There are two well-sized double bedrooms, the main bedroom positioned to the front with ample room for associated furniture, and the second bedroom to the rear which benefits from recess wardrobe space. The accommodation is completed by a bathroom/WC with bath and overhead shower, wash basin and WC, enhanced by a window providing natural light and ventilation.

Further benefits include gas central heating and double glazing. Offered to the market with no onward chain, this superb coastal apartment is ideal as a main residence, second home or investment. Early viewing is highly recommended.

Lease - Remainder of 999 Years from 1962
Service Charge - £1,046.31 per half year
Ground Rent - £10 per annum





EPC - C

Council Tax Band - B

moreinfo...

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