

Balcombe Court Balcombe Road,Peacehaven BN10 7QW

fox & sons

welcome to

Balcombe Court Balcombe Road, Peacehaven

*** BRAND NEW LEASE ON COMPLETION ***

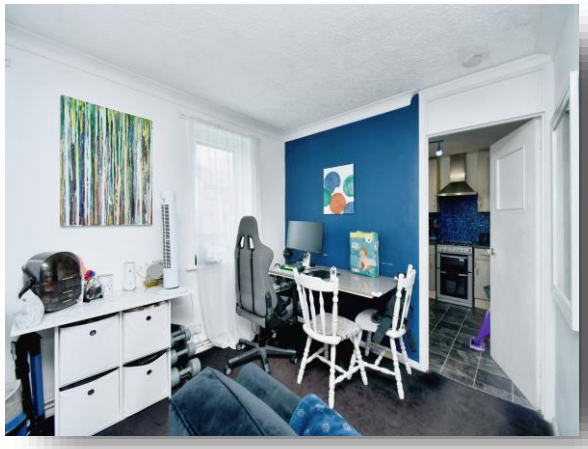
Ideally located on Balcombe Road, Peacehaven, this spacious two double bedroom apartment features a large lounge/diner leading to a modern fitted kitchen, a contemporary bathroom with shower over bath, and built-in wardrobes to both generous bedrooms.



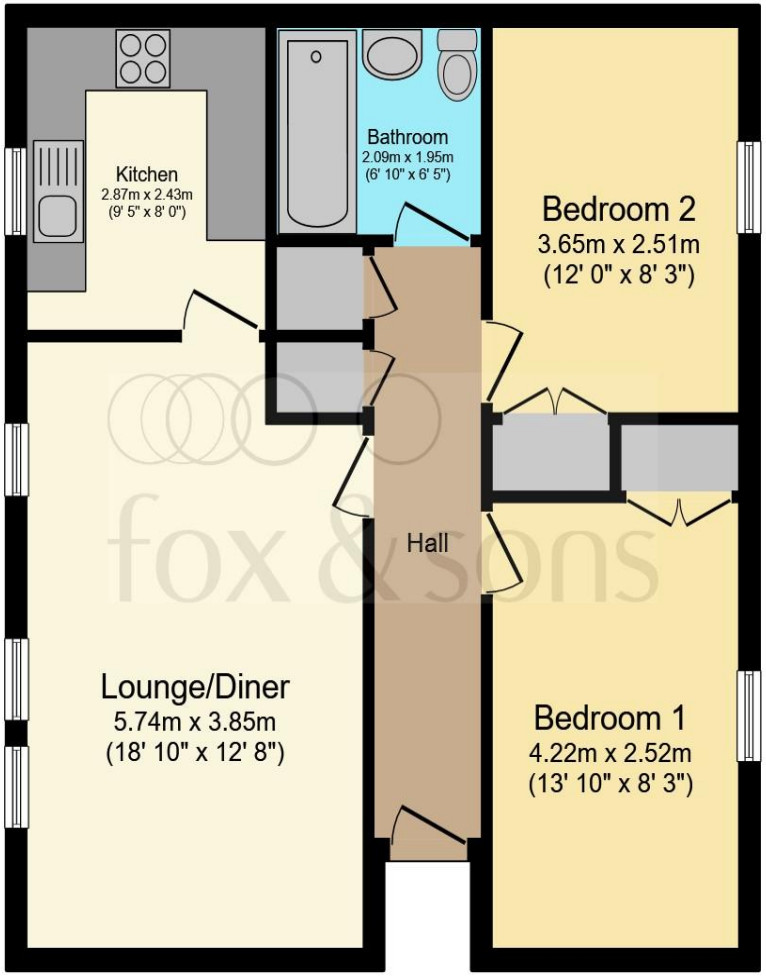












Total floor area 61.6 m² (663 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agent Note

Please note than an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Lounge/Diner

18' 10" x 12' 8" (5.74m x 3.86m)

Bedroom One

13' 10" x 8' 3" (4.22m x 2.51m)

Bedroom Two

12' x 8' 3" (3.66m x 2.51m)

Kitchen

9' 5" x 8' (2.87m x 2.44m)

Bathroom

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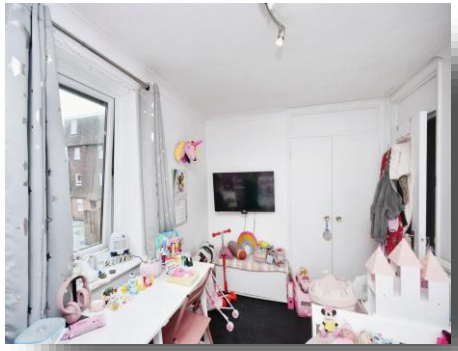
- Two Bedroom Apartment
- Open Plan Lounge/Diner
- *** BRAND NEW LEASE ON COMPLETION ***
- Secure Underground Parking
- No Forward Chain

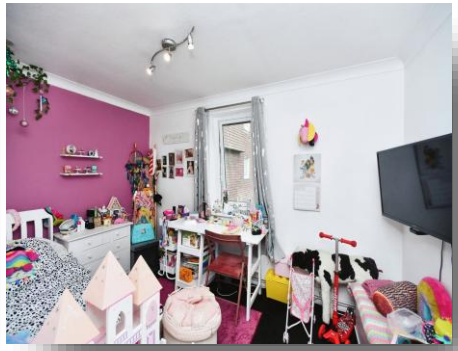
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1750.00
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£180,000**









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA107844

The Property Ombudsman

Property Ref:
PEA107844 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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