

**Flat 2 Dana Lodge, Central Avenue, Telscombe Cliffs, Peacehaven,
BN10 7LX**

Asking Price £112,000

Council Tax Band: A



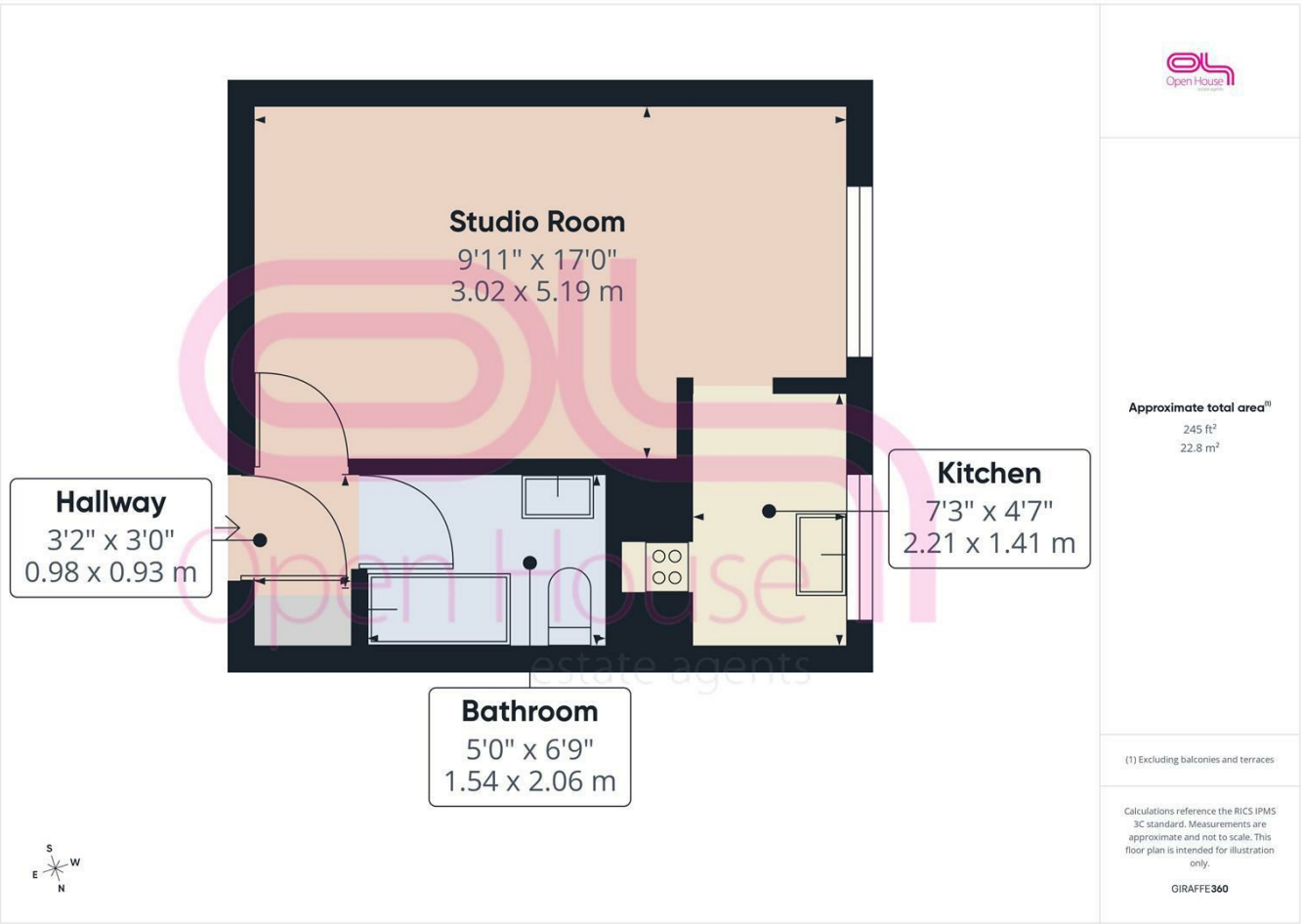
Located in the heart of Telscombe Cliffs, this charming ground floor studio apartment on Central Avenue offers a delightful blend of convenience and comfort. Perfectly situated near the bustling South Coast Road, residents will enjoy easy access to a variety of local amenities, including a small parade of shops featuring a post office and a chemist, all just a stone's throw away.

The apartment is presented in good decorative order throughout, making it an inviting space for both first-time buyers and those looking to downsize. The well-designed layout includes a separate modern kitchen, which is ideal for preparing meals, and a stylish bathroom that adds to the overall appeal of the property.

With low outgoings and the benefit of a long lease, this studio apartment represents an excellent opportunity for those seeking a manageable living space in a vibrant community. Whether you are looking to invest or find a cosy home, this property is sure to meet your needs. Don't miss the chance to make this delightful apartment your own. Lease over 900 years remaining. Ground Rent and Service charge total £1058 per annum.



206 South Coast Road, Peacehaven, East
Sussex, BN10 8JP
01273 830 987
bnsales@localagent.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	