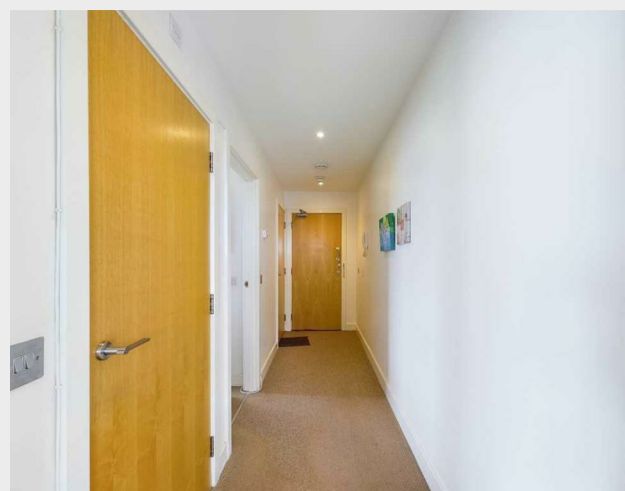


Montpelier House, 27A Keymer Avenue, Peacehaven,
East Sussex, BN10 8HA
Leasehold



CASH BUYERS ONLY - PLEASE NOTE THAT THERE IS CURRENTLY AN ABSENT HEAD LESSEE

This is a fantastic opportunity to acquire this well presented second floor apartment, which has a balcony to the front affording views over the Southerly part of Peacehaven and down towards the sea. Being situated right on the South Coast Road, this delightful home is ideally located for local shops and bus services into Brighton and Eastbourne.

You are granted access to the property at the rear of the building via a security entrance door. Stairs and a lift lead up to the second floor. The apartment door gives direct access into the apartment entrance where there is a good size storage cupboard. The double bedroom is off to the right hand side, this has a good size built in wardrobe cupboard and a window to the side. From the bedroom there is a door leading to the modern ensuite bathroom/wc.

Leading back down the hallway, you then have a modern fitted cloakroom/WC. At the front of the property is where you can really appreciate what this apartment has to offer. There is a wonderful open plan Kitchen/Living room. The kitchen area is well fitted with a multitude of built in appliances. The bright living area has a southerly facing aspect which lets in an abundance of natural light.

There are patio doors from here which lead out onto the raised balcony which affords wonderful views over Peacehaven and down towards the sea. To the rear is an allocated parking space. There is approximately 135 years left on the lease. The ground rent is £150 per annum.



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Communal security Entrance Door
Stairs rise to second floor

Apartment Hallway
15'0" x 4'0" (4.58 (4.57) x 1.21 (1.22))
Storage Cupboard

Cloak Room
Close Coupled WC, wall mounted wash hand basin.

Bedroom
10'3" x 11'8" (3.13 (3.12) x 3.55 (3.56))
Double door storage cupboard, window to the side , door to:

En suite Bathroom
5'7" x 8'6" (1.70 x 2.59)
Close coupled WC, wash hand basin, panelled bath with shower unit over and shower screen, heated towel rail.

Open Plan Kitchen/Living Room
14'4" x 19'11" (4.38 (4.37) x 6.07)

Kitchen Section
Fitted with an excellent range of wall and base units , built in appliances, built in oven , hob and extractor hood. window to the front.

Living Area
Full height windows and patio doors leading to :

Balcony
With Fantastic views over Peacehaven and down towards the sea.

Outside
Allocated Parking Space

Outgoings
Lease : approximately 137 Years remaining

Ground Rent : £150 per annum

CURRENTLY THERE IS AN ABSENT HEAD LESSEE



Approximate net internal area: 523.29 ft² (579.16 ft²) / 48.62 m² (53.81 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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	

