



11 Cavendish House, Collingwood Close, Peacehaven, BN10 8BE
£115,000

CarruthersandLuck
SalesandLettings



11 Cavendish House

Collingwood Close, Peacehaven

This very well presented and spacious studio flat offers a rare opportunity to enjoy comfortable living in a highly convenient central location. The property is ideally situated close to an excellent range of local shops and amenities, while also providing immediate access to beautiful downland walks for those who enjoy the outdoors. For commuters and city explorers, a bus stop is located directly opposite the property, ensuring quick and easy journeys into Brighton and surrounding areas. The interior of the flat is thoughtfully arranged, featuring a generous south-facing living room/ bedroom area that benefits from abundant natural light throughout the day. A practical walk-in cupboard provides valuable storage space, helping to keep the living area uncluttered. The separate kitchen is well-appointed, offering ample worktop and storage space, and the bathroom is fitted with contemporary fixtures for every-day comfort. The property also boasts gas central heating for warmth and efficiency. With approximately 90 years remaining on the lease and no onward chain, this flat presents an appealing prospect for first-time buyers or investors.



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Externally, the property benefits from a well-maintained communal entrance and shared outdoor spaces, providing a pleasant environment for residents. The building is set back from the main road, offering a sense of privacy while still being within easy reach of all local facilities. There is ample on-street parking available in the immediate vicinity, making it convenient for residents and visitors alike. The communal gardens are neatly tended, offering a green outlook and a tranquil spot to relax or socialise with neighbours.

ENTRANCE HALL

SITTING ROOM/BEDROOM 16'5"8" x 11'11" (5.12m x 3.38m)

KITCHEN 9'9" x 7'4" (3.01m x 2.25m)

BATHROOM 7'6" x 6'5" (2.31m x 1.98m)

Council Tax band: A

Tenure: Leasehold

EPC: C





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Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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