

2  
BED

# First Floor Apartment in Central Location

First Floor Flat 97a, Roderick Avenue, Peacehaven, BN10 8BN



Offers Over £199,950

Leasehold

**phillipmann**  
we do more

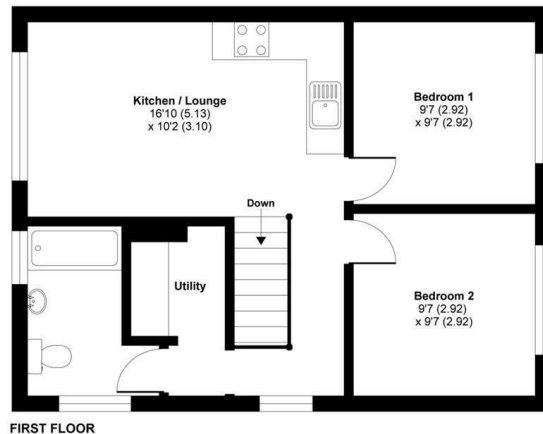
[www.phillipmann.com](http://www.phillipmann.com)



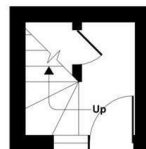
Roderick Avenue, Peacehaven, BN10

Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



inbrief...

We are pleased to offer for sale this rarely available two bed converted flat located in central Peacehaven with its own private entrance. With modern decor inside and out, this home is ready to move into and would make the perfect starter home or buy to let investment. Location wise you will find the local shopping area moments away alongside bus routes and road links to Brighton and cliff top walks too.

A private front door opens into the entrance hall with stairs which rise to the first floor which in turn leads to the open plan lounge/kitchen. The lounge area overlooks the rear with views across Peacehaven. It is a light and bright space and will easily accommodate all of your soft furnishings.

The kitchen area comprises of matching cupboards, drawers and contrasting work surfaces with space for oven, hob and extractor fan. A separate utility area offers additional storage and further space for appliances such as a fridge freezer and plumbing for a washing machine too.

Two bedrooms are offered, both of which overlook overlook the front and these are accompanied by a modern bathroom/wc which comprises of an enclosed panelled bath with overhead shower, wash hand basin and low level wc with neutral tiling.

Dec 24 - Dec 25'  
Service Charge - £1287 p/a  
Ground Rent - £100 p/a  
Lease - 125 years from June 2001



EPC Rating - F

Council Tax Band - A

moreinfo...



Phillip Mann Peacehaven Office  
226-230 South Coast Road, Peacehaven, BN10 8JR  
01273 586622

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)