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BED

# Spacious Ground Floor Apartment

1A Margaret Court, South Coast Road, Peacehaven, BN10 7PQ



Price £215,000

Leasehold

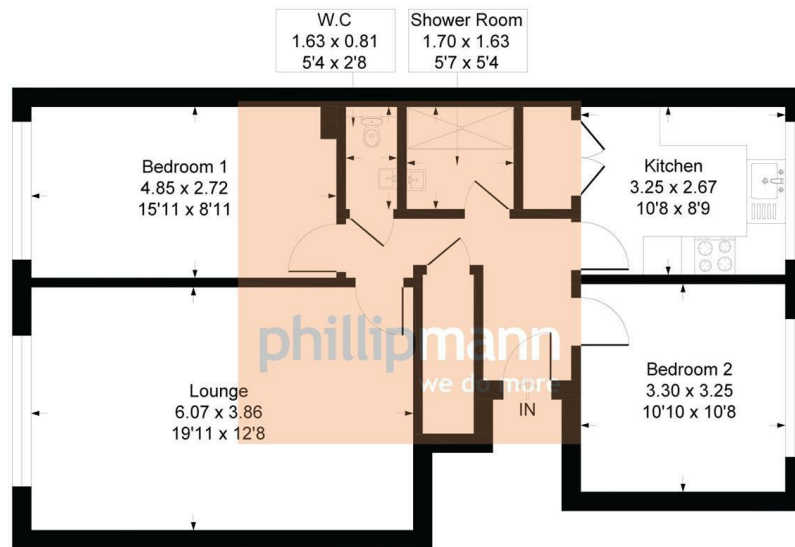
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## 1A Margaret Court, BN10 7PQ

Approximate Gross Internal Floor Area = 73.18 sq m / 788 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Grab this fantastic opportunity to acquire this perfectly located GROUND FLOOR flat forming part of this recently renovated, well maintained purpose built block. The property is positioned just a stones throw from bus routes to Brighton city centre, local shops and all the amenities that Peacehaven has to offer. Furthermore cliff top walks and access to the beach are just a little further away.

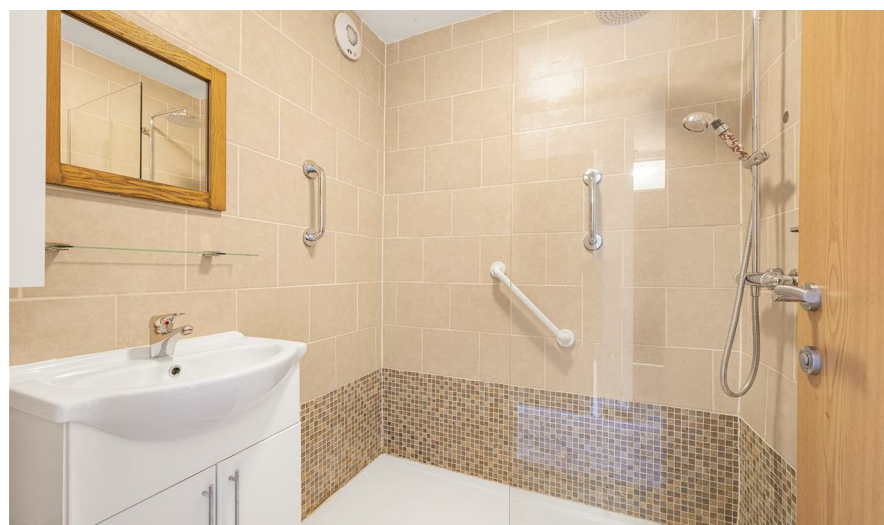
The flat is offered for sale with NO CHAIN and has a communal entrance (only leading to 2 apartments) opening into the generous accommodation which includes a good size lounge dining room - where you will find plenty of space for your soft furnishings as well as your associated furniture. Furthermore, you won't lack storage and space in this flat due to the spacious under stair cupboard.

The modern kitchen is fitted with a number of cupboards, drawers and contrasting work surfaces and comprises; inset sinks with window to rear, space for white goods and larder cupboard. An oven with counter hob and overhead extractor accompany.

Bedroom two is a double room situated on the rear of the property and bedroom 1 overlooks the front. Both are good sized bedrooms with space for freestanding furniture. The refitted shower room is tasteful with separate adjacent cloakroom w/c.

Outside you will find the flat is surrounded by well kept communal gardens with parking. Lastly the property also benefits from a long lease, so no costly lease extensions needed here.

Service Charge June 25-26' - £1,641.77 p/a  
Ground Rent - £150 per annum  
Managing Agents - Housemartins  
Lease - 161 years from 1973



EPC - C

Council Tax Band - B

moreinfo...



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