

2
BED

No Chain - Central Location

Flat 11, 2 Lake Drive, Peacehaven, BN10 7QD



Price £185,000

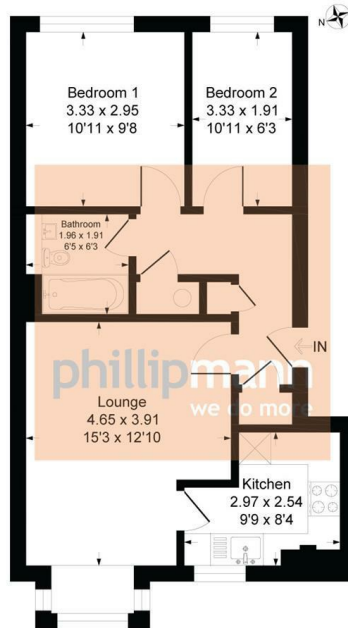
Leasehold

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Approximate Gross Internal Floor Area = 55.46 sq m / 597 sq ft



Ground Floor

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

inbrief...

This is an excellent opportunity to acquire a spacious first-floor apartment, offered with no onward chain, making it an ideal purchase for first-time buyers or investors seeking to expand their portfolio.

Conveniently located in the heart of Peacehaven, the property is within easy walking distance of local shops, schools, a doctor's surgery, and regular bus routes providing access to central Brighton.

Accessed via a secure entry phone system, the apartment is reached through a well-maintained communal hallway with stairs leading to the first floor. Upon entering, you are welcomed by a generous entrance hall, complete with ample built-in storage. To the rear, the west-facing lounge/dining room enjoys an abundance of natural light throughout the day, creating a bright and airy living space. There is plenty of room for comfortable seating and a dining area, while the bay window perfectly frames evening sunsets. The adjacent fitted kitchen is well-proportioned and offers a range of cupboards, drawers, work surfaces, and space for appliances, with a window overlooking the rear. The accommodation further comprises two bedrooms positioned at the front of the property, including a good-sized double and a single, both overlooking the communal gardens. A modern refitted bathroom completes the interior, featuring a bath with shower over, wash basin, and WC.

Additional benefits include a garage and access to communal gardens. Well-located and well-presented, this apartment represents a superb opportunity and should not be missed.

Lease Length - 125 Years from 2022
Service Charge - 347.95 per 1/4
Garage Service Charge - £109.06 per 1/4
Ground Rent - £100 p/a



Council Tax Band - A
EPC Rating - C

moreinfo...



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