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BED

# Spacious First Floor Apartment

Flat 3, 66, Skylark Avenue, Peacehaven, BN10 8GF

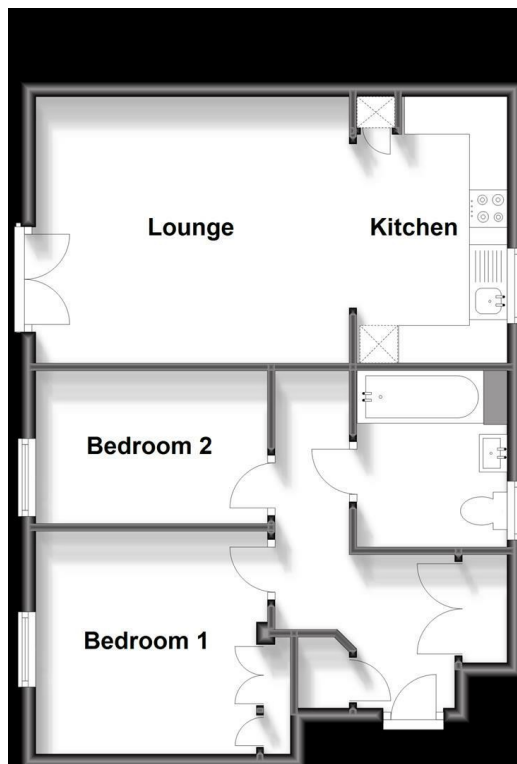


Price £239,950

Leasehold

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## inbrief...

Phillipmann Estate Agents are delighted to offer for sale this MODERN first floor flat which offers SPACIOUS accommodation throughout. At just over TWO YEARS OLD, this property is situated in a highly desirable area with good links to public transport. This property would be ideal for first time buyers or someone looking to downsize.

Stairs to first floor leads to private entrance of flat 3. The entrance hall features, cloaks cupboard and further double storage cupboard with plumbing for washing machine.

Bedroom one is a good size double with fitted wardrobes and bedroom two is a smaller double/single currently used as a dressing room. The bathroom is a fantastic size and features; bath with mixer tap and over head shower attachment, pedestal wash basin, w/c, tiled floor and walls and frosted window to rear

The open planned living area has ample room for all furniture with juliet balcony and french doors to front featuring distant views. The kitchen is fitted with a range of wall and base units with a complementing working surface. Features include; undercounter oven with 4-way gas hob and overhead extractor, window to rear, plumbing for dishwasher and space for fridge freezer

#### Room sizes:

Lounge: 13'8 x 11'7 (4.17m x 3.53m)

Kitchen: 11'7 x 6'7 (3.53m x 2.01m)

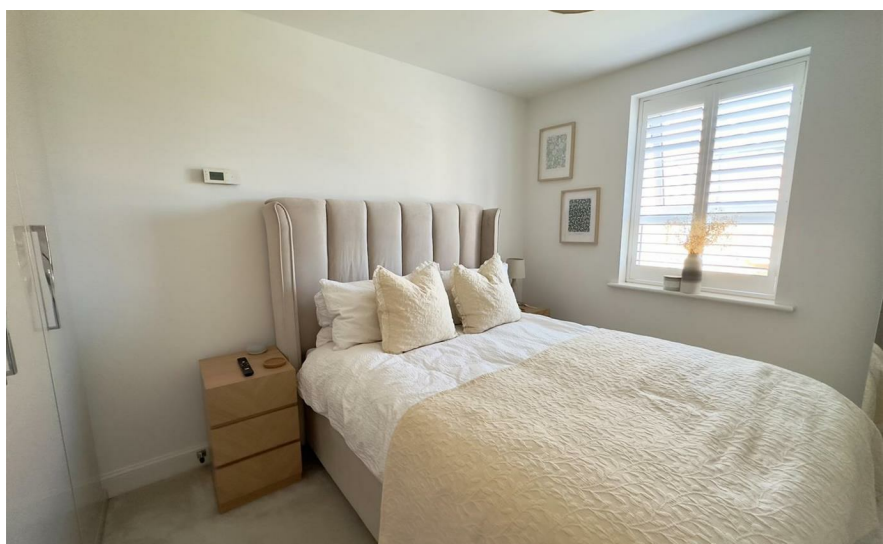
Bedroom 1: 10'1 x 6'8 (3.08m x 2.03m)

Bedroom 2: 10'1 x 9'9 (3.08m x 2.97m)

Allocated parking x 2

Lease - Remainder of 999 years from 2022

Service Charge & Ground Rent - £1443 p/a



Council Tax - B

EPC - B

moreinfo...



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