

2
BED

Modern Balcony Apartment with Sea Views

Flat 8 Sunset Apartments, 16 South Coast Road, Peacehaven,
BN14 0CV

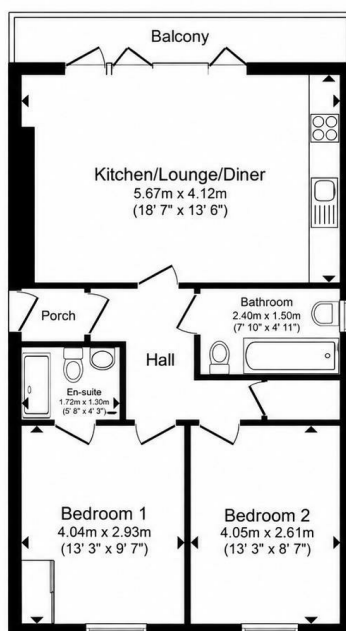


Offers Over £240,000

Leasehold

phillipmann
we do more

www.phillipmann.com



Total floor area 59.3 m² (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

inbrief...

If a sunny, south-facing balcony apartment with sea views is on your property wish list, then your search could end here! This beautifully presented home is in excellent order throughout and offers the perfect opportunity to move straight in and enjoy everything it has to offer.

The property is ideally positioned, set back from the main coastal road yet within easy reach of local amenities, regular bus routes to Brighton, cliff-top walks and access to the beach.

On approach, you will find a well-maintained private parking area with an allocated space of your own. The communal entrance leads into a smart and well-kept hallway, reflecting a well-managed block.

The private front door opens into a lobby area, with a further door leading through to the entrance hall. This generous space benefits from a large walk-in storage cupboard, while the superb decorative order continues throughout the apartment.

Overlooking the front is a stunning south-facing open-plan lounge/dining/kitchen, enjoying impressive views. The thoughtfully designed kitchen comprises a range of storage units, contrasting work surfaces and integrated appliances, including a fridge, freezer, washing machine, dishwasher, oven, hob and cooker hood.

The lounge/dining area is equally impressive, with bi-fold doors opening onto the generous south-facing balcony. This provides the perfect spot to sit back, relax and soak up the sunshine, while enjoying views across the rooftops towards the English Channel.

Two well-proportioned double bedrooms are situated to the rear of the block. The principal bedroom benefits from built-in wardrobes and an en-suite shower room comprising a shower cubicle, WC and wash basin. The second bedroom also offers excellent space.

Completing the accommodation is a spacious and superbly appointed bathroom/WC, fitted with a contemporary white suite and attractive floor-to-ceiling tiling.

125 Year lease approx 116 Years remaining
Ground Rent £200 PA
Maintenance £1303 PA



EPC Rating - B
Council tax Band - B

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