

C&L

carruthersandluck
salesandlettings

Flat 2, 45 Skylark Avenue, Peacehaven, BN10 8FP

EPC : B

£269,500



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Located on a boutique new build development bordering open fields this modern and spacious ground floor apartment would be perfect for a buy to let investor or a first time buyer looking to get a foot on the ladder. The property is being sold with NO ONWARD CHAIN and the remainder of a 10 year NHBC new build warranty.

Step inside the communal entrance that comes with secure fob entry and a security phone system for allowing guests to enter. Once inside the apartment the generous entrance hall has a utility cupboard to the left with plumbing for a washing machine and is decorated in neutral tones and finished with grey wood effect flooring. The kitchen is modern and well equipped with integrated dishwasher and

fridge/freezer, electric oven, gas hob and plenty of storage with a mixture of wall and base units. Both bedrooms are good double bedrooms with the main bedroom having the added bonus of an attractive ensuite shower room with stand-alone shower cubicle, basin and toilet. The sizeable family bathroom is finished with a white suite and comes complete with bath, basin and toilet.

Locally there are fantastic downland walks to be had just moments from the property, bus routes to both Eastbourne and Brighton from bus stops near the entrance to the development, a Tesco Express and the Meridian Shopping Centre are all within easy reach of the property and a selection of good local schools are available in the area.

The accommodation with approximate room measurements comprises:

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/KITCHEN/DINER 19'5" x 11'8" (5.91m x 3.55m)

UTILITY CUPBOARD

BEDROOM 1 14'6" max x 9'10" (4.43m x 2.99m)

EN-SUITE SHOWER ROOM/WC 7'1" max x 5'9" (2.15m x 1.75m)

BEDROOM 2 11'10" x 8'11" (3.60m x 2.72m)

BATHROOM/WC 7'2" x 6'6" (2.18m x 1.98m)

OUTSIDE

TWO PARKING SPACES

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them.

The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

Any floor plans shown are for identification purposes only and are not to scale
Directors: Paul Carruthers Stephen Luck