



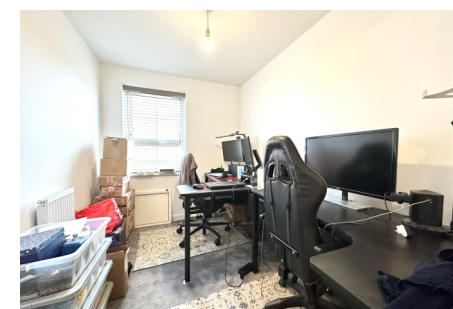
# C&L

carruthersandluck  
salesandlettings

**Flat 1, 66 Skylark Avenue, Peacehaven, BN10 8GF**

**EPC : B**

**£249,950**



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

233a South Coast Road,  
Peacehaven. BN10 8LD  
Tel: **01273 585001**  
e: peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
Tel: 01273 303064  
e: saltdean@carruthersandluck.co.uk

Lettings department:  
233a South Coast Road, BN10 8LD  
e: lettings@carruthersandluck.co.uk  
Company registration no: 08884155



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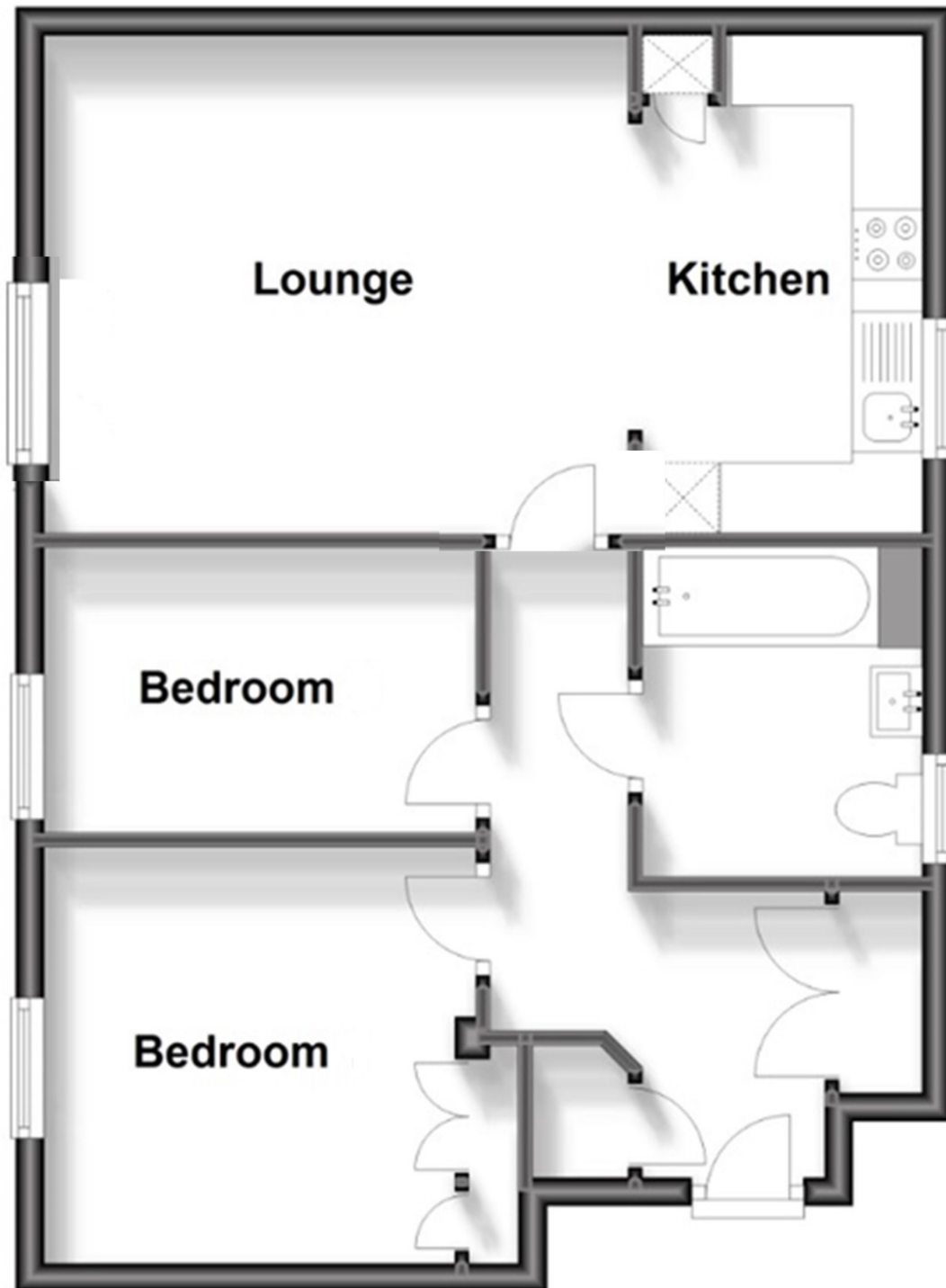
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Located on a boutique new build development this modern and spacious ground floor apartment would be perfect for a buy to let investor or a first-time buyer looking to get a foot on the ladder. The property is being sold with the remainder of a 10-year new build warranty.

Step inside the communal entrance that comes with a security phone system for allowing guests to enter. Once inside the apartment the generous entrance hall has a utility cupboard to the right. The kitchen has grey modern units and is well equipped with integrated dishwasher and fridge/freezer, electric oven, gas hob and plenty of storage with a mixture of wall and base units. The property comprises of two double bedrooms whilst one of them is currently being used as an office. The sizeable family bathroom is finished with a white suite and comes complete with bath/shower, 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:**

**ENTRANCE HALL**

**LOUNGE 13'8" x 11'6" (4.16m x 3.50m)**

**KITCHEN/DINING ROOM 11'6" x 6'6" (3.50m x 1.98m)**

**BEDROOM 1 10' x 9'8" (3.04m x 2.94m)**

**BEDROOM 2 10' x 6'8" (3.04m x 2.03m)**

**BATH/SHOWER ROOM/WC 8' max x 6'7" max (2.43m x 2.00m)**

**TWO ALLOCATED PARKING SPACES**