

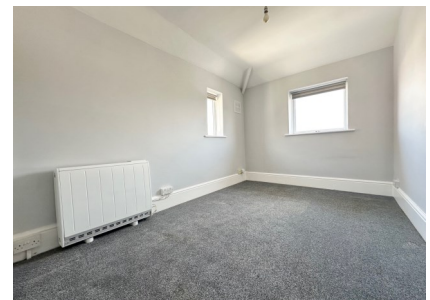
C&L

carruthersandluck
salesandlettings

233c South Coast Road, Peacehaven, BN10 8LD

EPC : D

£169,950



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Step inside this spacious 1 bedroom first floor flat located close to the Cliff Top Promenade, local shops, doctors surgery and bus services to Brighton City Centre and Eastbourne Town Centre. The flat has its own front door, this leads up the stairs and into the hallway. This includes two storage cupboards perfect for coats and shoes. From the hallway you will find a dual aspect lounge with the benefit of built in shelving space. The south facing kitchen is a good size and is fitted with a range of base cupboards and drawers with matching wall cupboards. There is a built-in oven and hob and space for all other appliances. You also have the bonus of a sea view!

The bedroom comprises of built-in wardrobe space. There is a shower room and a separate WC both of which are modern.

If you are looking for a flat close to local amenities then look no further, you have just found the place.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

DUAL ASPECT LOUNGE 12' x 8'5" (3.65m x 2.56m)

SOUTH FACING KITCHEN 9'11" max x 8'1" max (3.02m x 2.46m)

BEDROOM 12' x 6'11" (3.65m x 2.10m)

SHOWER ROOM 5'6" x 4'5" (1.67m x 1.34m)

WC 4'3" x 2'7" (1.29m x 0.78m)

Council tax band: A

In accordance with the Estate Agents act 1979 we confirm that the owners of this property are directors of Carruthers & Luck Estate Agents.

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