

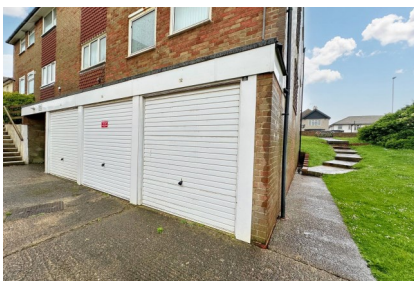
C&L

carruthersandluck
salesandlettings

12 Fairhurst, 400 South Coast Road, Telscombe Cliffs, BN10 7AB

EPC : D

£245,000



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

www.carruthersandluck.co.uk
company registration number: 08884155



Find us on Facebook
Carruthers Luck



Follow us on Twitter!
@CarruthersLuck



A 2 bedroom ground floor flat that has recently been modernised beautifully and has new double glazing installed throughout to create a wonderful home. One benefit of this property is the location, with its bus services to Brighton City Centre and Eastbourne Town Centre close by. The property also benefits from being close to the Cliff Top Promenade, schools, shops, restaurants and much more.

Step into the spacious hallway where you will find a double storage cupboard to keep those coats and shoes out of the way. The dual aspect lounge is a fantastic size and offers a great amount of space for all necessary furniture. With the living room being south facing, it will be flooded with sun throughout the day. Onto the kitchen diner, again a lovely size with space for a dining table. The dual aspect kitchen is fitted with a range of base cupboards and drawers with matching wall cupboards and a tiled splash back. There is also a built-in oven and hob, with more space for appliances.

There are two double bedrooms, the first has fitted wardrobes and the second has an enclosed south facing balcony. As shown in the photos, the owner currently uses this as a utility space however this is a great sun trap during the day and would make a fantastic seating area. A superbly presented bathroom is modern and comprises of marble-effect tiles, vanity unit with wash basin, panelled bath, shower cubicle and a WC.

Around the block are some communal gardens with an integral garage at the rear.

If you are looking for an excellently presented 2 bedroom ground floor with a garage then look no further and book an internal viewing today.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

SOUTH FACING DUAL ASPECT LOUNGE 14' x 13'6" (4.26m x 4.11m)

DUAL ASPECT KITCHEN/DINING ROOM 14' x 9' (2.11m x 1.75m)

BEDROOM 1 11'10" into wardrobes x 10'1" (3.60m x 3.07m)

SOUTH FACING BEDROOM 2 10'11" x 9'10" (3.32m x 2.99m)

ENCLOSED BALCONY 8'10" x 3'3" (2.69m x 0.99m)

BATH/SHOWER ROOM/WC 7'11" max x 6'2" max (2.41m x 1.87m)

Council tax band: B

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