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# Balcony Apartment in Central Location

7 Fairfield, Sutton Avenue, Peacehaven, BN10 7NL



Offers Over £160,000

Leasehold - Share of Freehold

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7 FAIRFIELD SUTTON AVENUE PEACEHAVEN  
TOTAL APPROX. FLOOR AREA 46.3 SQ.M. (499 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## inbrief...

Situated in this superb central location lies this spacious, top floor, purpose built apartment which is located within short walking distance of the Meridian shopping centre, bus links to Brighton City Centre, the cliff top promenade and access to the beach, it offers the convenience that everyone needs. If you are looking for a first time purchase or you are a landlord looking to expand your portfolio then this is perfect. As soon as you step inside you are overwhelmed by the space the apartment has to offer. This is not just your ordinary apartment as you are about to find out, plenty of windows lets in plenty of direct light and the balcony offers some fantastic views towards the English channel. The major highlight of this home is the spacious living space, with natural light flooding in you will never be left in the dark again. There is plenty of space for all your soft furnishings as well as a small dining table and chairs. The adjacent kitchen has ample work surfaces and cupboards for storage alongside space for all the normal appliances. The balcony is a huge plus, and is the perfect place to sit and relax and just watch the world go by. The light and airy space continues with a large double bedroom which is located to the rear of the apartment, this benefits from two large built in double wardrobes. Completing the picture is the white bathroom/wc which includes a bath, wc and basin. This really is a room that you will enjoy relaxing in after a long day. Externally there is a well maintained communal garden, off road parking for two vehicles, (permit for flat owner and one visitor) and garage (U) located at the rear of the block. Along with a share of the freehold and reasonable running costs this is surely one not to be missed!

Communal Entrance Hall, Entrance Hall, Dual Aspect Lounge/Dining Room 19'2 max x 9'2, Balcony, Fitted Kitchen 10'9 x 6'4, Double Bedroom 13'6 max x 12'6, Bathroom/WC, Off Road Parking and Garage.



EPC Rating - E  
Council Tax Band - A

moreinfo...



Phillip Mann Peacehaven Office  
226-230 South Coast Road, Peacehaven, BN10 8JR  
01273 586622

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