1 BED

Balcony Apartment in Central Location

7 Fairfield, Sutton Avenue, Peacehaven, BN10 7NL





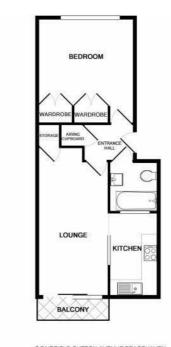


Offers Over £160,000

Leasehold - Share of Freehold

phillipmann we do more

theplan...



7 FAIRFIELD SUTTON AVENUE PEACEHAVEN
TOTAL APPROX. FLOOR AREA 46.3 SQ.M. (499 SQ.FT.)
What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements
of discs, writed and the statement. This plan is for fluctrative purposes only and should be used as such by any
consisten, or mis-attainment. This plan is for fluctrative purposes only and should be used as such by any
consisten. Or mis-attainment. This proper is purpose and proper to be the related and no quarantee.

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 as you are about to find out, pienty of windows lets in pienty 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 alondside 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 \times 9'2, Balcony, Fitted Kitchen 10'9 \times 6'4, Double Bedroom 13'6 max \times 12'6, Bathroom/WC, Off Road Parking and Garage.





EPC Rating - E Council Tax Band - A







Phillip Mann Peacehaven Office

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

To see more details on this & all our homes go to www.phillipmann.com