

# Nicholas James



- Large Kitchen Lounge Diner
- Modern Throughout
- No Forward Chain
- Bright and Spacious

flat 1, 140-144 South Coast Road, Peacehaven, BN10 8ER

£150,000

PERFECT BUY TO LET OR FIRST TIME BUY! A bright, spacious and beautifully presented first floor flat boasting a large kitchen lounge diner, a great sized bedroom, a modern shower room as well as the added benefit of a garage and an allocated parking space. Located on the South Coast Road, shops, public transport and the seafront are all moments away. A great buy!



South Coast Road

Total Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>77</b>	<b>79</b>
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Nicholas  
James

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

