



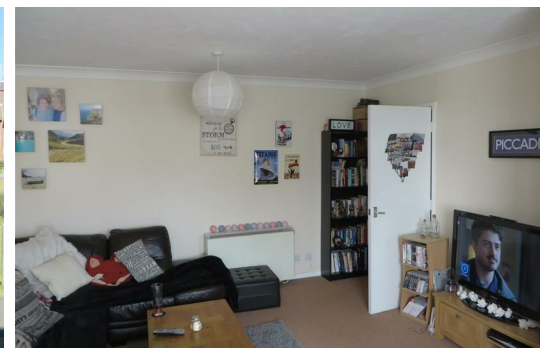
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Lake Drive Peacehaven

Asking price £155,000

This spacious 2 Bedroom purpose built apartment is located a short walking distance from the Meridian Shopping centre in Peacehaven. Being close to the Brighton bus services it is perfect for commuting up and down the south coast. The ideal Investment purchase for the Buy-to-let or First time buyer.



Lake Drive Peacehaven

Communal Entrance Hall

Stairs to First floor

Entrance Hall

Three storage cupboards.

Lounge/Dining Room

A spacious room with a large South facing bay window. Sky TV point and electric radiator.

Kitchen

This is a modern newly fitted kitchen with a south facing window which makes it bright and airy. There are plenty of storage cupboards, integrated electric hob and oven, space for a free standing fridge/freezer and under counter washing machine.

Master Bedroom

This is a good size double bedroom with an electric radiator.

2nd Bedroom

A large single bedroom which can accommodate a double bed. Electric radiator.

Bathroom

A white suite to comprise of a paneled bath with mixer tap, wall mounted shower unit, pedestal wash hand basin, low level wc, partly tiled walls, extractor fan.

Lease

Remaining term - approx. 66 years

Service charge - approx. £1,800 pa

Ground rent - £100 pa



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	67
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		41	45
	EU Directive 2002/91/EC		