

**Mitcheldean, Peacehaven, BN10 8EF**

**Asking Price £229,950**

**Council Tax Band: B**





Calling all first time buyers, investors or applicants looking to downsize. The is a wonderful opportunity for someone to acquire this spacious one bedroom house which is situated in this prime location. Not only is this delightful home within a stones throw of the local park but it is also within walking distance of the useful annexe store for all of your local grocery needs and the local bus stop for travel into Brighton and Eastbourne.

With the added advantage of being a FREEHOLD, this wonderful house is presented in good decorative order throughout. Not not only does this home come with a rear garden, which is approached via a secure gate, but it also has a secluded front garden and its very own GARAGE and driveway.

Offered with vacant possession, this freehold house is one not to be missed.

As per the Estate Agents act 1979 we are duty bound to inform you that one of the Directors of Open House Estate Agents Peacehaven branch has a disclosable interest in this property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	