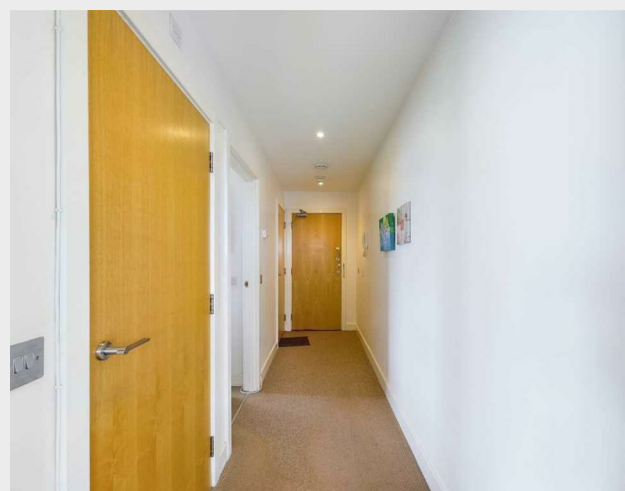


Montpelier House, 27A Keymer Avenue, Peacehaven,  
East Sussex, BN10 8HA  
Leasehold



Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000

PLEASE NOTE THAT THERE IS CURRENTLY AN ABSENT HEAD LESSEE

This is a fantastic opportunity to acquire this well presented second floor apartment, which has a balcony to the front affording views over the Southerly part of Peacehaven and down towards the sea. Being situated right on the South Coast Road, this delightful home is ideally located for local shops and bus services into Brighton and Eastbourne. You are granted access to the property at the rear of the building via a security entrance door. Stairs and a lift lead up to the second floor. The apartment door gives direct access into the apartment entrance where there is a good size storage cupboard. The double bedroom is off to the right hand side, this has a good size built in wardrobe cupboard and a window to the side. From the bedroom there is a door leading to the modern en suite bathroom/WC. Leading back down the hallway, you then have a modern fitted cloakroom/WC. At the front of the property is where you can really appreciate what this apartment has to offer. There is a wonderful open plan Kitchen/Living room. The kitchen area is well fitted with a multitude of built in appliances. The bright living area has a Southerly facing aspect which lets in an abundance of natural light. There are patio doors from here which lead out onto the raised balcony which affords those wonderful views over Peacehaven and down towards the sea. To the rear is an allocated parking space. There is approximately 137 Years left on the lease. The Ground Rent is £150 per annum.



206 South Coast Road  
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East Sussex  
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**Communal security Entrance Door**  
**Stairs rise to second floor**

**Apartment Hallway**  
**15'0" x 4'0" (4.58 (4.57) x 1.21 (1.22))**  
**Storage Cupboard**

**Cloak Room**  
**Close Coupled WC, wall mounted wash hand basin.**

**Bedroom**  
**10'3" x 11'8" (3.13 (3.12) x 3.55 (3.56))**  
**Double door storage cupboard, window to the side, door to:**

**En suite Bathroom**  
**5'7" x 8'6" (1.70 x 2.59)**  
**Close coupled WC, wash hand basin, panelled bath with shower unit over and shower screen, heated towel rail.**

**Open Plan Kitchen/Living Room**  
**14'4" x 19'11" (4.38 (4.37) x 6.07)**

**Kitchen Section**  
**Fitted with an excellent range of wall and base units, built in appliances, built in oven, hob and extractor hood. window to the front.**

**Living Area**  
**Full height windows and patio doors leading to:**

**Balcony**  
**With Fantastic views over Peacehaven and down towards the sea.**

**Outside**  
**Allocated Parking Space**

**Outgoings**  
**Lease : approximately 137 Years remaining**

**Ground Rent : £150 per annum**

**CURRENTLY THERE IS AN ABSENT HEAD LESSEE**



Approximate net internal area: 523.29 ft<sup>2</sup> (579.16 ft<sup>2</sup>) / 48.62 m<sup>2</sup> (53.81 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

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		EU Directive 2002/91/EC	

