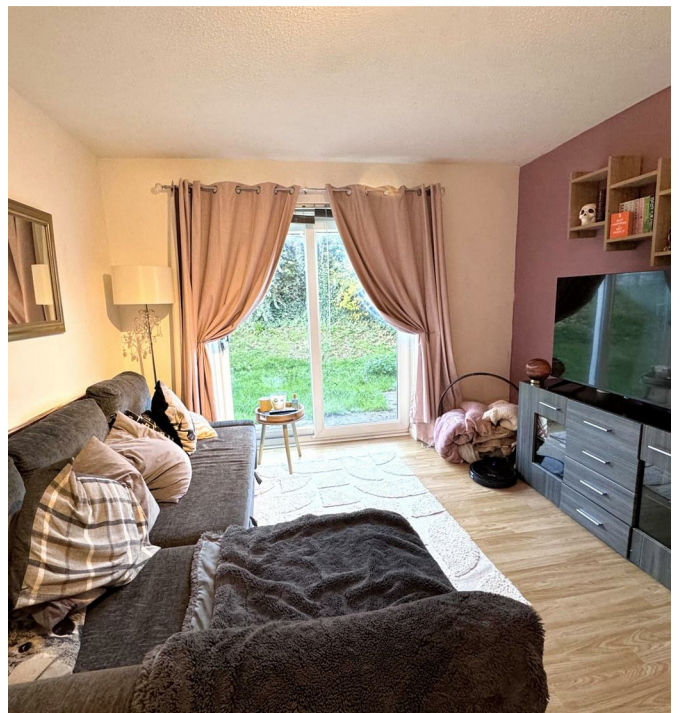




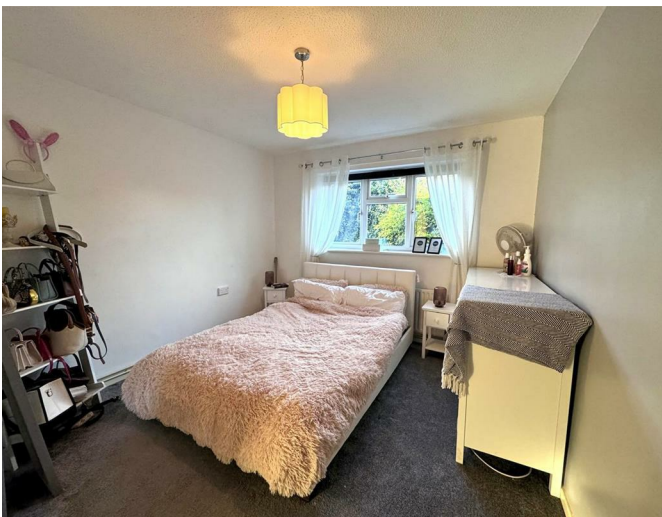
Cinque Foil  
Peacehaven

HEALY  
& NEWSOM

EST. 1990







# Cinque Foil, Peacehaven, BN10 8DZ

Offers over £175,000

We are pleased to have for sale this well presented one bedroom leasehold ground floor flat in quiet residential area of Peacehaven. The flat benefits from external storage and an outside space to the front, perfect for sitting with a morning coffee! The flat would be an ideal first purchase, or a buy to let!

Entering the flat, you have a laminated hallway with large, mirrored cupboard, further storage cupboard, and small storage nook. The kitchen is modern with dark grey and white units, with plenty of storage and countertop space. The lounge/dining room is spacious and neutrally decorated and has sliding doors to the communal gardens – a real benefit in the summer.

The double bedroom is well proportioned and has a lovely alcove, currently used as a make up station! The bathroom is sleek and neutral with metro tiling and a white suite with bath and shower over.

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## Location

Peacehaven is located above the chalk cliffs in East Sussex, and coincides with the point where the Greenwich Meridian crosses the English south coast. This location is ideal for its beach and cliff-top walks, there are wonderful views of the South Downs National Park so it is a peaceful location but with easy access to the town and all the amenities it has to offer. This location is also in close proximity to Brighton with the Pier being only 6.2 miles in distance along the coast, the adjacent Saltdean is also a great town to visit with the Saltdean Lido community centre, which includes a public library and iconic open air swimming-pool.

There are regular bus services affording access to all parts of Saltdean, Brighton and beyond, the A27 is also easily accessible from this location, providing access to nearby towns and villages in Sussex.

## Additional Information

EPC rating: C

Internal measurements: 505.9 Square feet / 47 Square metres

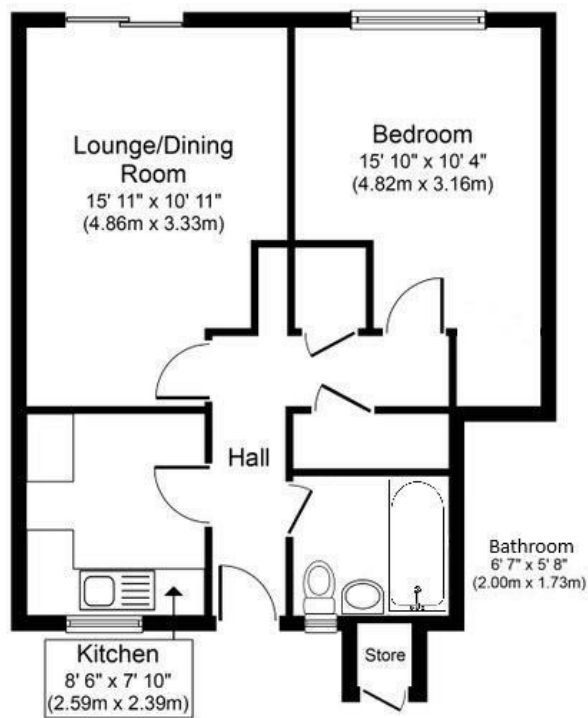
Tenure: Leasehold - 112 year remaining on the Lease

Maintenance charges: £300.00 per year

Ground rent: £10 per year

Council tax band: A





**Ground Floor**  
**Approximate Floor Area**  
**517 sq. ft.**  
**(48.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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