



# Lawton & Dawe

## PROPERTIES



### 60 Cinque Foil

, Peacehaven, BN10 8DZ

**£180,000**

Lawton & Dawe 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.

Parking is unrestricted.

Leasehold - 112 years remaining  
Ground rent - £10 per annum  
Service charge circa £300 per annum  
Council tax band A

- EPC C
- Modern, one bedroom flat
- Ground floor
- Gas central heating
- Newly fit kitchen and bathroom
- Plenty of storage
- Leasehold - 112 years
- Service charge - circa £300 per annum
- Ground rent - £10 per annum

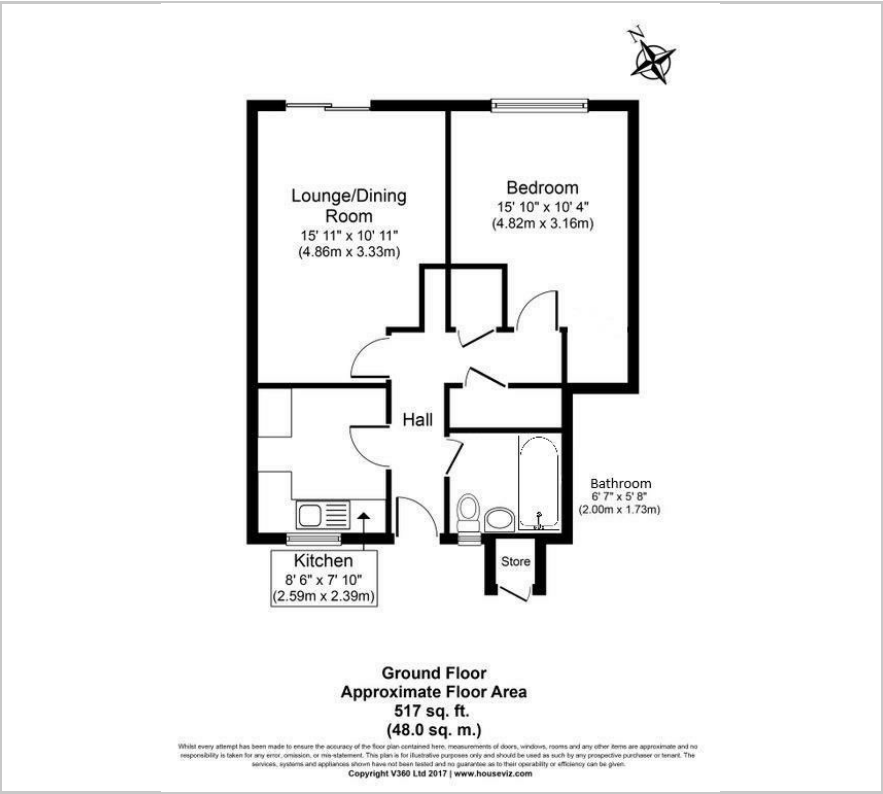
### Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791 if you wish to arrange a viewing appointment for this property or require further information.

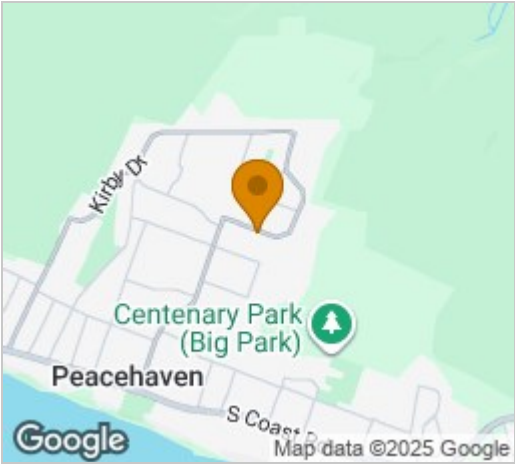




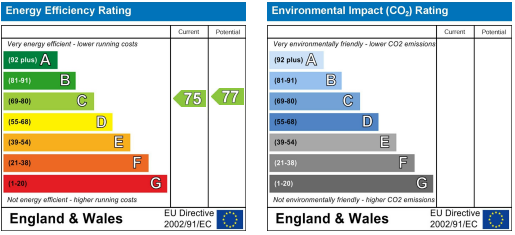
Floor Plan



Area Map



Energy Efficiency Graph



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