



**Chichester Drive East
Brighton, East Sussex BN2 8LU**

£229,950 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Chichester Drive East, Brighton, East Sussex BN2 8LU

This one-bedroom, ground floor apartment is conveniently located in the popular West Saltdean area, right next to sea! A host of footpaths are within a short stroll of this home, giving easy access to the glorious South Downs National Park which provides stunning walks and views of the area! Our favourite local shop being 'Shane's Kitchen' a cute and cosy tearoom with a delicious menu!

Looking for a home that is ready for you to move into? This home has been recently renovated, comprising of modern blacks, greys and whites, topped-off with a newly re-fitted roomy kitchen, which means you will not need to do any work when you get the keys.

Fancy a day trip to Brighton or Eastbourne? A car trip will get you there in a short while or grab a bus from your front door, with the bus stop just outside and shops nearby.

The home also has parking spaces available on a first come, first served basis, however unrestricted road parking is also available.

This home would suit a host of people looking to move, whether you are buying for the first time, looking to downsize to the seaside or looking for another addition to your buy-to-let portfolio.

The home also benefits from having a share of freehold and has a currently lease of 997 years.

This home will certainly be one you want to come and see!

Info: This block is under-going a transformation by having additional homes built on top, there is current scaffolding on the front because of this, work is expected to be completed soon.

Measurements

Lounge 16'11 x 10'8

Kitchen 9'3 x 7'0

Bedroom 11'6 x 9'11

Work to be carried out

<https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?keyVal=R36QREDMJLY00&activeTab=summary>

- EPC rating D
- Ground rent £0
- Sea views
- Recently refurbished
- 462 sq ft
- Annual service charge £1417.55
- One bedroom
- 998 years remaining on the lease
- Tax band A
- No onward chain



Ground Floor
Approx. 42.9 sq. metres (462.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	66	England & Wales
		74	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

