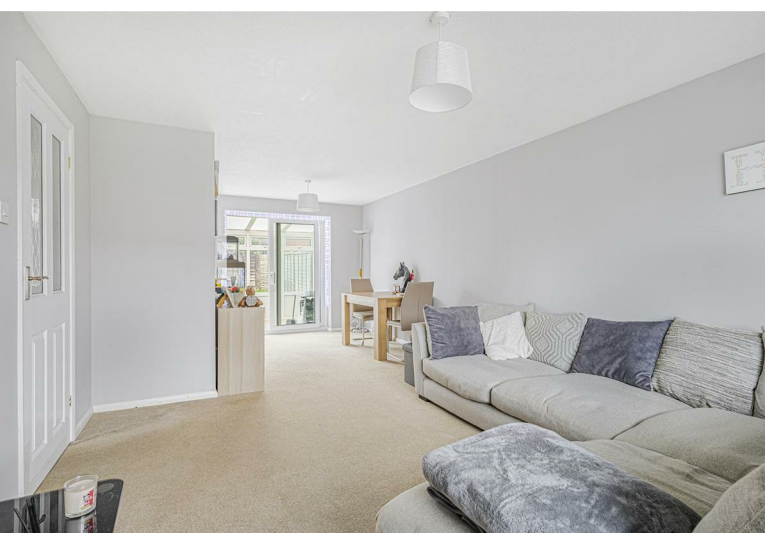


3
BED

Tasteful Decor Throughout

2, Rayford Close, Peacehaven, BN10 8JY



Price £339,950

Freehold

phillipmann
we do more

www.phillipmann.com

2 Rayford Close, BN10 8JY

Approximate Gross Internal Floor Area = 88.36 sq m / 951 sq ft

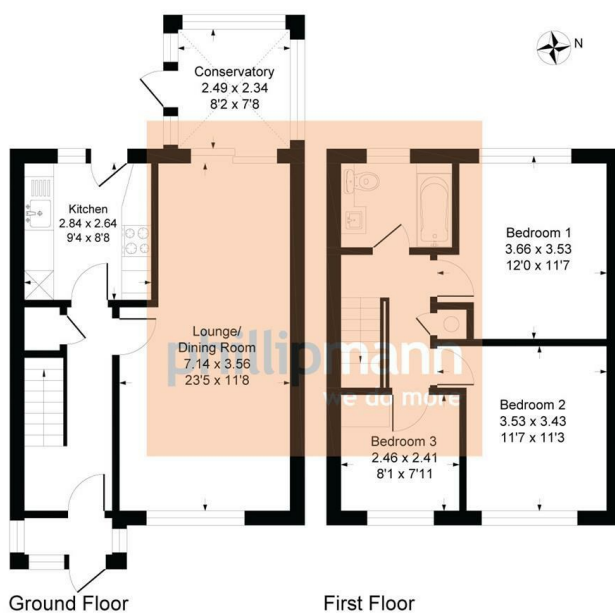


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

This SUPERBLY presented home is located in a popular CUL DE SAC which is perfectly positioned for easy access to the Meridian Shopping centre, schools for all age groups and bus routes to Brighton.

You are welcomed into this lovely home via the useful entrance porch into the light, bright spacious hall featuring laminate flooring and understairs storage, from here all principle rooms flow and stairs rise to the first floor accommodation. The lounge/dining room has a large window overlooking the front and a sliding door from the dining area giving access to the rear conservatory. This room is flooded with natural sunlight throughout the day and in addition offers ample space for all your soft furnishings as well as a good size dining table and chairs.

The modern kitchen is fitted with a range of wall and base units with complementing working surface. Features include; 4-way electric hob with overhead extractor, space for white goods, enclosed wall mounted boiler, eye level double oven, 1 1/2 inset sink drainer, tiled splash back and door to rear garden.

Upstairs are three bedrooms, two overlook the front and one overlooking the rear garden. Completing the modern interior is the fitted bathroom comprising; bath with mixer tap and handheld shower attachment, ladder radiator, w/c and wash basin vanity unit, tiled floor and walls and frosted window to rear. Further benefits on the first floor include airing cupboard with tank and shelving alongside hatch to part board loft space.

Outside you will find a larger than average, secure rear garden which consists of a decked and lawn area. The front garden is laid to lawn and is open plan with centre path to front door. Lastly parking will not be an issue with plenty on street parking coupled with garage in compound close by.



EPC Rating - C

Council Tax Band - C

moreinfo...



Phillip Mann Peacehaven Office
226-230 South Coast Road, Peacehaven, BN10 8JR
01273 586622

To see more details on this & all our homes go to
www.phillipmann.com