

2
BED

Deceptively Spacious, Massive Potential

26a, Friars Avenue, Peacehaven, BN10 8PS



Offers Over £350,000

Freehold

phillipmann
we do more

www.phillipmann.com

26A Friars Av, BN10 8PS

Approximate Gross Internal Floor Area = 102.52 sq m / 1104 sq ft

Garage Area = 15.68 sq m / 169 sq ft

Total Area = 118.15 sq m / 1273 sq ft

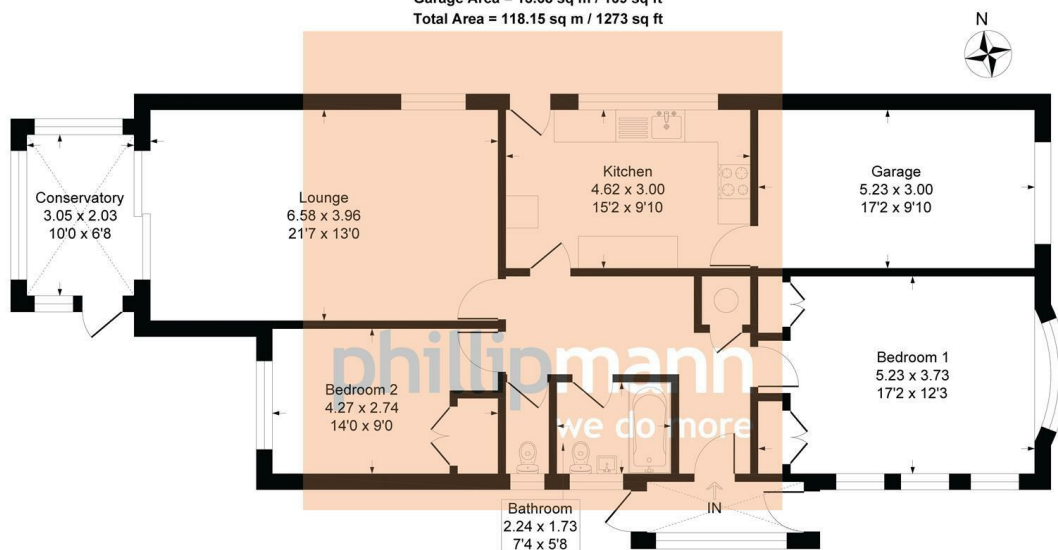
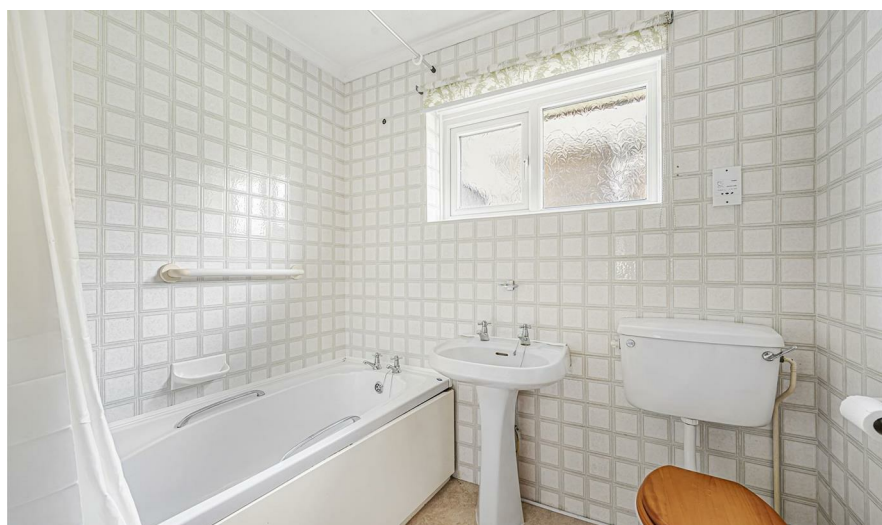


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

If location is the key to your next purchase then look no further than this deceptively spacious detached bungalow which is situated in this idyllic south side position. Located just yards from the cliff top promenade, access to the beach, a regular bus service to Brighton and local shop - what more could you wish for? Furthermore the current bungalow offers a very large foot print but there is huge potential as the roof space is cavernous, so if you are looking for something where you could enlarge the living space then this is a must see. You enter via the front porch and then in to the spacious entrance hall itself. This is a room in itself and offers storage options and access to the loft space. As aforementioned the loft space will certainly appeal to those that may require something a little larger as this space is easily convertible to create further habitable accommodation. The lounge/dining room lies to the rear of the property and here you will find plenty of space for all of your soft furnishings as well as a decent size table and chairs. Patio doors to the rear overlook and afford access in to the West facing conservatory which overlooks the private and secluded sunny rear garden. The re-fitted kitchen/dining room lies nearby and this offer plenty of units for storage, work surface for food preparation as well as space for all of the normal appliances. You will also find space for a good size table and chairs alongside a window and door that overlook and offer access to both the front and rear gardens. An internal door leads to the garage and this of course could offer the opportunity to be changed into habitable accommodation should the need arise. Two double bedrooms are on offer with the master offer built-in storage. The bedrooms are service by the bathroom/wc and in addition there is a second separate wc. Externally there is a low maintenance garden to the front, alongside off road parking and garage. The rear garden offers a lawn and mature shrubs



EPC Rating - D
Council Tax Band - D

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