

4
BED

Substantial Family House

48, Skylark Avenue, Peacehaven, BN10 8GF

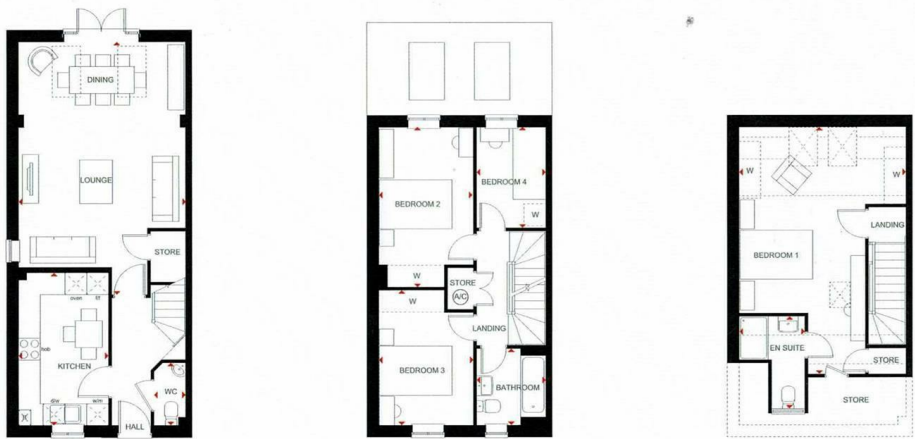


Price £425,000

Freehold

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Ground Floor			First Floor			Second Floor		
Lounge/Dining	6979 x 4408mm	22'10" x 15'1"	Bedroom 2	4414 x 2608mm	14'5" x 8'6"	Bedroom 1	6824 x 4408mm*	22'4" x 15'1"*
Kitchen	4211 x 2481mm	13'9" x 8'1"	Bedroom 3	3722 x 2608mm	12'2" x 8'6"	En Suite	2589 x 1812mm*	8'5" x 5'11"*
WC	1726 x 872mm	5'7" x 2'10"	Bedroom 4	2779 x 1913mm	9'1" x 6'3"	(Approximate dimensions)		
(Approximate dimensions)			Bathroom	2112 x 1912mm	6'11" x 6'3"	*Overall floor dimension includes lower ceiling areas.		
			(Approximate dimensions)					

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. SP418736

inbrief...

Phillipmann are proud to bring to the market this deceptively spacious and well presented, semi-detached family home. The property is arranged over three floors and offers plenty of space for all of the family alongside a west facing rear garden. Located on this recently created development, it is within walking distance of local Primary and Secondary schools, local shop, bus routes to Brighton and other local amenities. Furthermore open fields and countryside walks are also not far away. This lovely home was completed approximately five years ago and therefore still retains the remainder of the 10 year new build guarantee. Light and airy space is the name of the game with this particular home with each room being decorated in contemporary tones. The modern fitted kitchen lies to the front of the property and here you will find a wealth of units for storage, plentiful work surfaces, as well as some integrated appliances alongside a window that overlooks the front garden. The spacious west facing lounge/dining room is located at the rear of the property and here you will find plenty of space for all of your soft furnishings as well as a good size dining table and chairs. Double doors overlook and afford access to the pleasant landscaped rear garden. A cloakroom/wc is also a very handy addition on the ground floor. Moving to the first floor you will find three bedrooms as well as the family bathroom/wc. Lastly on the second floor is the master bedroom suite. This is a huge room with plenty of space. It boasts a dressing area and en-suite shower room which is a real benefit. This incorporates a shower, wc and basin. Externally the front garden offers a small area with shrubs alongside a path to the front door. The garage and parking space lie nearby alongside unrestricted on street parking. The sunny west facing rear garden offers a blank canvas comprising lawn, patio area and is a great space to soak up the sun whilst the children play.

* Estate Charges Apply



Council Tax - D

EPC Rating - B

moreinfo...



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