

5
BED

Expansive Home, Five Beds, 4 Receptions

39, Phyllis Avenue, Peacehaven, BN10 7PW



Price £625,000

Freehold

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39 Phyllis Av, BN10 7PW

Approximate Gross Internal Floor Area = 210.8 sq m / 2269 sq ft

Garage Area = 25.6 sq m / 276 sq ft

Total Area = 236.4 sq m / 2545 sq ft

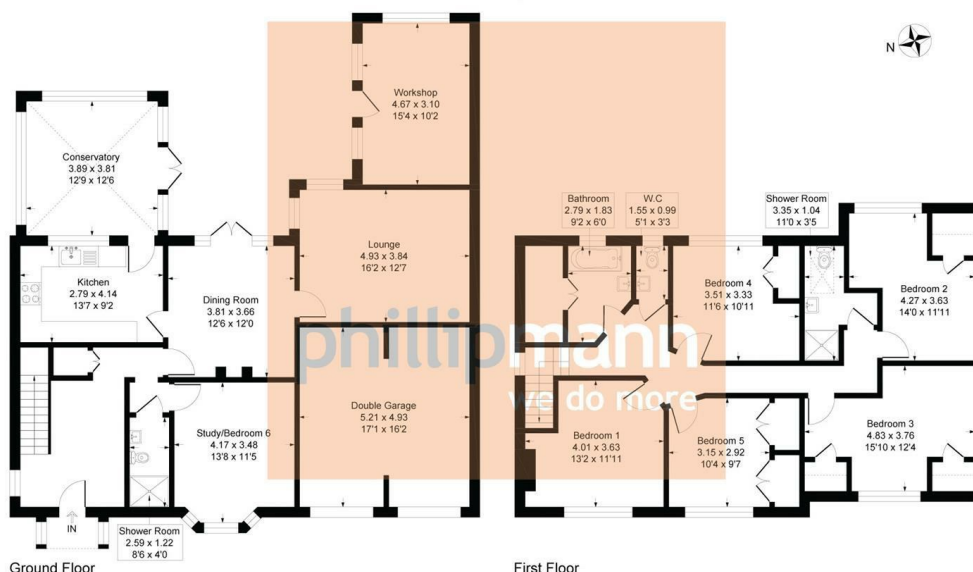


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

No Chain. Grab this extremely rare opportunity to acquire this deceptively spacious and extended, older style family home which was erected in 1926. Still retaining some lovely features, it offers a huge amount of versatile living options that will suit most size families, as well as those either working from home or those seeking annexe style accommodation.

Located in this central position this lovely home lies within walking distance of schools, a regular bus service to Brighton, doctors surgery and other local amenities.

The extremely spacious hall welcomes you in and storage options are immediately to hand. A west facing sitting room lies to the front and features a bay window. The dual aspect lounge lies to the rear of the property and two windows offer a lovely vista of the beautifully landscaped rear gardens. The adjoining dining room offers space for a decent size table and chairs alongside double doors that overlook and afford access to the garden. The kitchen offers plenty of units for storage alongside contrasting work surface and some integrated appliances. A door to the rear leads into the adjoining conservatory which is the perfect spot to sit, relax and take in the view of the garden. Lastly a modern, refitted shower room/wc is located on the ground floor. Moving to the first floor you will find five double bedrooms with most offering built-in storage. These are serviced by a bathroom/wc and a separate shower room/wc.

Externally, a mature front garden is on offer alongside off road parking for two vehicles and also leads to the integral double garage. This is a great space for the family cars, storage or further opportunity to expand the habitable accommodation. The private and secluded rear garden offers the perfect space to relax and enjoy the peace and quiet. You will find a level lawn, a huge variety of mature flower and shrub borders and beds, fruit and vegetable patch and a brick built storage shed and greenhouse.



EPC Rating - C
Council Tax Band - E

moreinfo...



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