

3  
BED

Well Presented, Central Location  
103, Phyllis Avenue, Peacehaven, BN10 7RG



Offers Over £367,500

Freehold

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103 Phyllis Avenue, BN10 7RG  
 Approximate Gross Internal Floor Area = 73.42 sq m / 790 sq ft  
 Garage Area = 12.50 sq m / 134 sq ft  
 Total Area = 85.92 sq m / 924 sq ft

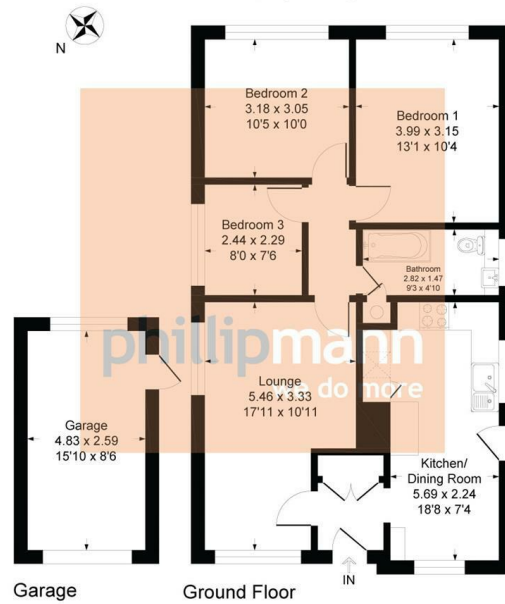


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Grab this superb opportunity to acquire this well-presented detached bungalow, ideally situated on a level plot towards the centre of Peacehaven. The property is conveniently located within walking distance of bus routes to Brighton, local schools, shops, and a doctor's surgery. In addition, Chatsworth Park, with its open green spaces, is close by, making this an ideal home for a range of buyers.

The property has been in the same family ownership for many years and has been lovingly maintained throughout, making it one not to be missed.

The front door opens into a centralised entrance hall, where useful storage options are available. The west-facing lounge is generously proportioned, offering ample space for both seating and additional furnishings. A large window overlooks the front garden, allowing plenty of natural light to fill the room.

The nearby modern fitted kitchen/dining room features a range of units, contrasting work surfaces, appliance space, and integrated appliances. A window overlooks the side of the bungalow, while a door provides convenient access to both the front and rear gardens.

To the rear of the property, there are three bedrooms. Bedrooms one and two are both good-sized doubles overlooking the rear garden, while the third bedroom is a single room with a side aspect. The accommodation is completed by a modern re-fitted family bathroom, comprising a bath with power shower over, WC, and wash basin.

Externally, there is unrestricted on-street parking to the front, along with a well-maintained front garden. The landscaped rear garden is both private and generously sized, featuring a patio area, lawn, and mature shrubs that add character and interest.

A side door provides access to the garage, which offers excellent space for a family car or additional storage, depending on your needs.

All in all this is a wonderful bungalow with the added benefit of solar panels which has generated an income of approx. £1240 within the last calendar year.



EPC Rating - C  
 Council Tax Band - C

moreinfo...



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