

2
BED

Sought After Location with Substantial Garden

59, Fairlight Avenue, Peacehaven, BN10 7BS



Price £350,000

Freehold

phillipmann
we do more

www.phillipmann.com

59 Fairlight Avenue, BN10 7BS

Approximate Gross Internal Floor Area = 45.15 sq m / 486 sq ft

Garage Area = 13.37 sq m / 144 sq ft

Total Area = 58.52 sq m / 630 sq ft



Garage

Ground Floor

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

inbrief...

We are delighted to offer for sale this older style two bedroom semi detached bungalow situated in the popular, Telscombe Cliffs area of Peacehaven within a short walk to close by amenities, local schools and main bus routes to Brighton/Eastbourne. As you approach the property, benefits include a block paved driveway providing ample off street parking, well maintained front garden and security side gate.

The light and airy L shaped entrance hall affords access to all rooms and also has a hatch to the insulated loft space with pull down ladder. The living room features; space for all soft furnishings built in cupboard housing meters, alcove shelving and feature inset of the original fire place. The adjacent second bedroom is multifunctional either as a dining room or single room - both overlook the front. Bedroom one is a good size double room with space for freestanding furniture and French doors onto rear garden.

The contemporary refitted bathroom features; bath with mixer tap and wall mounted electric shower, pedestal wash basin, close coupled w/c, part tiled walls and frosted window to side. The kitchen is fitted with a range of wall and base units with complementing working surface. Features include; inset sink drainer with window overlooking and door to rear garden, space for fridge freezer and washing machine, enclosed wall mounted combination boiler, freestanding cooker and tiled splash back.

The 100ft rear garden is a generously sized, provides a blank canvas and mainly laid to lawn offering excellent potential for landscaping or extension (subject to the necessary consents). The space is enclosed by fencing, providing a good degree of privacy, and features a patio seating area ideal for outdoor dining. Furthermore, a useful outbuilding/store features power and lighting (former garage), adding practical storage.

NO CHAIN



EPC Rating - D

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