

4

BED

# Deceptively Spacious Home, Central Location

114a, Phyllis Avenue, Peacehaven, BN10 7RQ

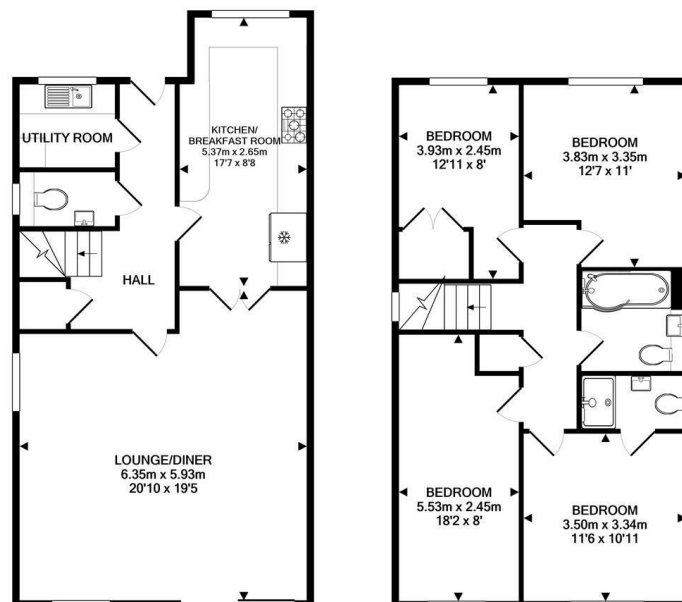


Price Guide £420,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



GROUND FLOOR  
APPROX. FLOOR  
AREA 67.5 SQ.M.  
(727 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 63.9 SQ.M.  
(688 SQ.FT.)

TOTAL APPROX. FLOOR AREA 131.4 SQ.M. (1414 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 6/2024

## inbrief...

Guide Price £420,000-£430,000

Modern and contemporary four double bedroom family home which was built only a few years ago and offers no chain. The property is positioned in this extremely desirable location in the heart of Peacehaven, within walking distance of the cliff top promenade, access to the beach and bus routes to Brighton and beyond, it is ideally situated. Furthermore, a doctors surgery, leisure centre, local primary and secondary school and Chatsworth Park are also within easy reach. The front door opens in a spacious entrance hallway from which all the principle rooms flow beautifully. Located to the front is a well proportioned, modern fitted high specification kitchen which offers a great range of units for storage, contrasting work surfaces and integrated appliances. A window is found overlooking the front, alongside part glazed double doors which lead into the extremely spacious west facing lounge/dining room. Here you will find plenty of space for all of your soft furnishings, associated furniture as well as plenty of space for a good size dining table and chairs. A window and patio doors overlook and offer access to the private, landscaped west facing rear garden. A utility room is an extremely handy addition and this offers storage as well as further appliance spaces. Lastly a cloakroom/wc is also found on the ground floor. Stairs rise from the entrance hall to the first floor landing where four double bedrooms are present, with two located at the front and two at the rear of the property. The master bedroom offers its own en-suite shower room/wc and all bedrooms will fit your furniture perfectly. Finally a modern family bathroom/wc completes the accommodation which incorporates a 'P' shaped shower bath, wc and basin. Externally a good size west facing rear garden is on offer and provides lots of space for all the family to play, relax and entertain. Lastly, ample off road parking is available to the front of the property



EPC Rating - B  
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](http://www.phillipmann.com)