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BED

# Investment Opportunity - Timber Framed Construction

33, Downland Avenue, Peacehaven, BN10 8TY



Price £200,000

Freehold

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## inbrief...

### CASH BUYERS ONLY

Grab this fantastic chance to acquire this ideal starter/investment property which is situated in this convenient location. The position is ideal, a short walk will take you to a local convenience store as well as the South Coast Road with its frequent bus service between Brighton and Eastbourne. A little further afield you will find open fields, countryside walks, the cliff top promenade and access to the beach. This is the ideal spot to raise your growing family.

The front door welcomes you into the entrance hall where storage options are to hand and a door leads into the lounge. This lies to the rear of the property and here you will find space for your soft furnishings and associated furniture alongside a window which overlooks the rear garden. A door to the rear accesses the lean-to/conservatory which although needs some attention will be a pleasant spot to sit and take in a view of the rear garden. The re-fitted kitchen/dining room lies to the front of the property and here you will find plenty of cupboards for storage alongside ample work surface and space for all your normal appliances. There is also space for a table and chairs alongside a window which overlooks the front garden. Lastly a handy cloakroom/wc is found on the ground floor. The first floor comprises of two bedrooms with one lying to the front with the remaining located at the rear. The bedroom to the rear enjoys an open aspect with views towards downland. Both bedrooms are serviced by the bathroom/wc which incorporates a bath, wc and basin.

Externally you will find a low maintenance front garden with nearby communal parking areas alongside unrestricted on street parking. The rear garden offers a low maintenance area but with a little thought and could easily be turned into your own small private green oasis.

Timber Framed Construction and Asbestos Present - Mortgages available, please consult your mortgage advisor.



Council Tax Band - B  
EPC Rating - TBC

moreinfo...

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