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# Older Style Bungalow, Private Garden

56, Malines Avenue, Peacehaven, BN10 7PS

## Price Guide £275,000

Freehold

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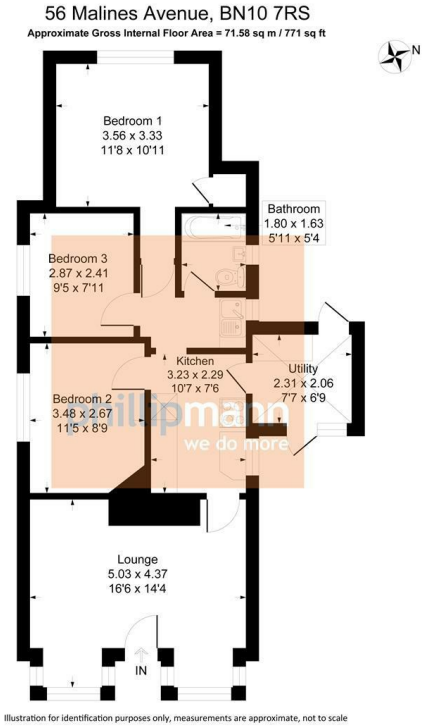
# theplan...




# inbrief...

Guide Price £275,000–£285,000

We are delighted to offer for sale this charming older-style, two/three-bedroom detached bungalow, ideally situated in this popular and central residential area of Peacehaven. Within a short walk, you will find local amenities, well-regarded schools, and regular bus routes providing easy access to Brighton and Eastbourne.

The spacious lounge is flooded with natural light thanks to two attractive bay windows overlooking the front garden. This welcoming room offers ample space for all your soft furnishings, creating the perfect setting to relax and unwind.

The modern kitchen is fitted with some storage units, complemented by work surfaces and appliance spaces. A door leads to the exceptionally useful utility room, which provides additional space for appliances and offers access to both the front and rear gardens.

Adjacent to the kitchen is a versatile dining room, which could equally serve as a third bedroom, home office, or hobby room, depending on your individual needs.

The principal bedroom is a generous double, featuring a west-facing window overlooking the rear garden. Bedroom two is a comfortable single room with a window to the side of the property. The family bathroom is fitted with a modern white suite comprising a bath, wash hand basin, and WC.

Externally, the property benefits from a small front garden with a shingled area that offers the potential to create off-road parking. Further enhancing the appeal of this home is the private and secluded west-facing rear garden. Filled with a variety of mature shrubs and trees, it provides a peaceful retreat and the perfect place to relax, entertain, or simply enjoy the afternoon and evening sunshine in a high degree of privacy.

EPC Rating - D
Council Tax Band - B

# moreinfo...

Phillip Mann Peacehaven Office
226-230 South Coast Road, Peacehaven, BN10 8JR
01273 586622

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