

3  
BED

Spacious Accommodation in a Central Location with Views  
15, Lincoln Avenue, Peacehaven, BN10 7JR



Offers Over £400,000

Freehold

**phillipmann**  
we do more

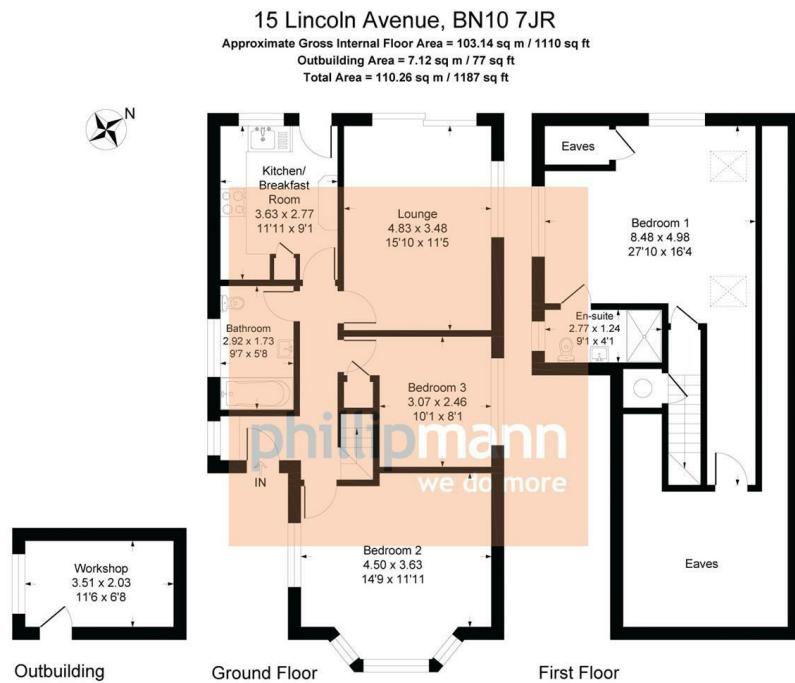


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

We are delighted to offer for sale this three bedroom detached home situated in a popular, central residential area of Peacehaven within a short walk to local shops, primary / secondary schools and main bus routes to Brighton / Eastbourne.

As you approach the property, benefits include a front garden with endless potential, and ample off road parking. The airy L entrance hall boasts space and features; useful cloaks area with inset door matt, meter cupboard and wooden flooring throughout.

Downstairs, bedroom one is a lovely sized double room with space for all furniture featuring bay window overlooking the front. Bedroom two is a further double room with window to side and inset under stair storage. The contemporary bathroom is fitted with; a p-shaped bath with mixer tap, hand held and overhead shower attachments, vanity wash basin, tiled floor and walls, w/c and frosted window to side.

The kitchen is fitted with a range of wall and base cupboards with complementing solid wooden working surface. Features include; range oven with gas hob and overhead extractor, integral white goods, tiled flooring, breakfast bar, inset sink drainer with window and door to rear garden. The living dining room comprises space for all soft furnishings and dining area, sliding door providing access to rear garden and features a bright and airy double aspect.

Upstairs comprises of one extremely large bedroom with recessed storage space and eaves storage as well as an en-suite shower room/wc. The bedroom being on the first floor also has stunning views over Howard Park and towards the sea into the distant English Channel.

Externally, the sunny rear garden has been landscaped and features; a large useful patio area with distant views, lawn covering providing a blank canvas, an insulated workshop with potential for power, further storage shed and useful side access.

NO CHAIN



EPC - C

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)