

4

BED

# Family House with Downland Views

86, Downland Avenue, Peacehaven, BN10 8TP



Price £369,950

Freehold

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Approximate Gross Internal Floor Area = 115.1 sq m / 1239 sq ft

Garage Area = 16.0 sq m / 173 sq ft

Total Area = 131.1 sq m / 1411 sq ft

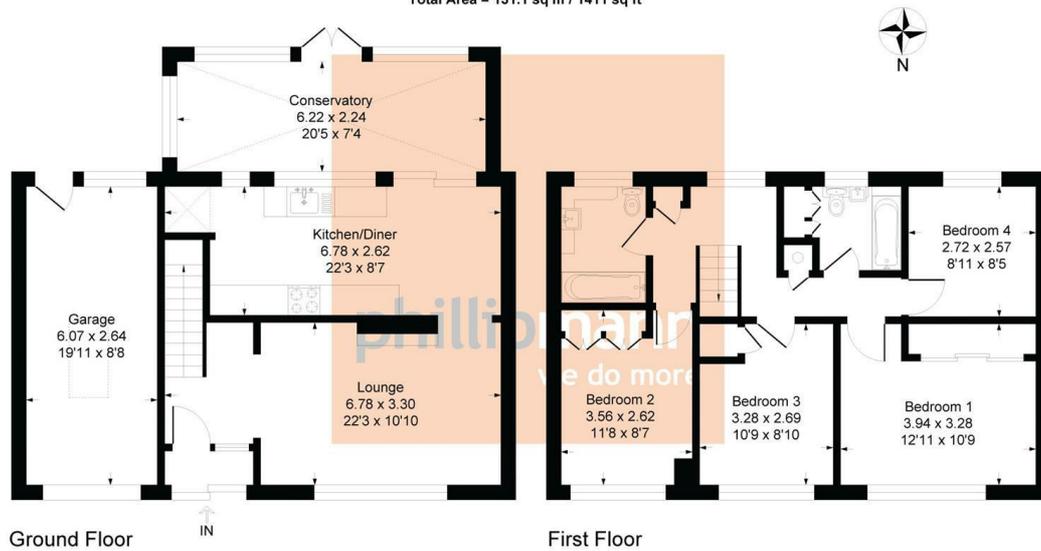


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillipmann Estate Agents are delighted to offer for sale this extended 4 bedroom semi detached property situated in a convenient location. The position is perfect; 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.

As you approach the property, you have the benefit of a block paved driveway providing ample off road parking as well as a large garage with power, lighting and inspection pit. Steps to the front door lead into the useful entrance porch which opens to the full width lounge with elevated views to front.

The kitchen is fitted with a range of wall and base maple units with complementing working surface. Features include; 1 1/2 inset sink drainer to rear, double oven with hob and extractor, space for washing machine, slimline dishwasher and fridge freezer, tiled floor and splash back, dining area with parquet flooring and sliding door to conservatory.

The part brick built conservatory has been recently re glazed with french doors opening onto the rear garden. The garden has been carefully landscaped with; a large patio area, level lawn covering, mature stocked boarded, rear door to garage and side access with concrete base for outbuildings.

Upstairs, the landing comprises; boiler cupboard, airing cupboard with tank and shelving, window overlooking rear and hatch to insulated loft space with fitted ladder. Bedrooms 1, 2 and 3 are all double rooms with inset wardrobes/storage whilst with distant downland views and bedroom 4 is a small double overlooking the rear. There are also two further bathrooms which is great feature to this family house.

VIEWINGS ADVISED



EPC - D

Council Tax Band - D

moreinfo...



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