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Any floor plans shown are for identification purposes only and are not to scale

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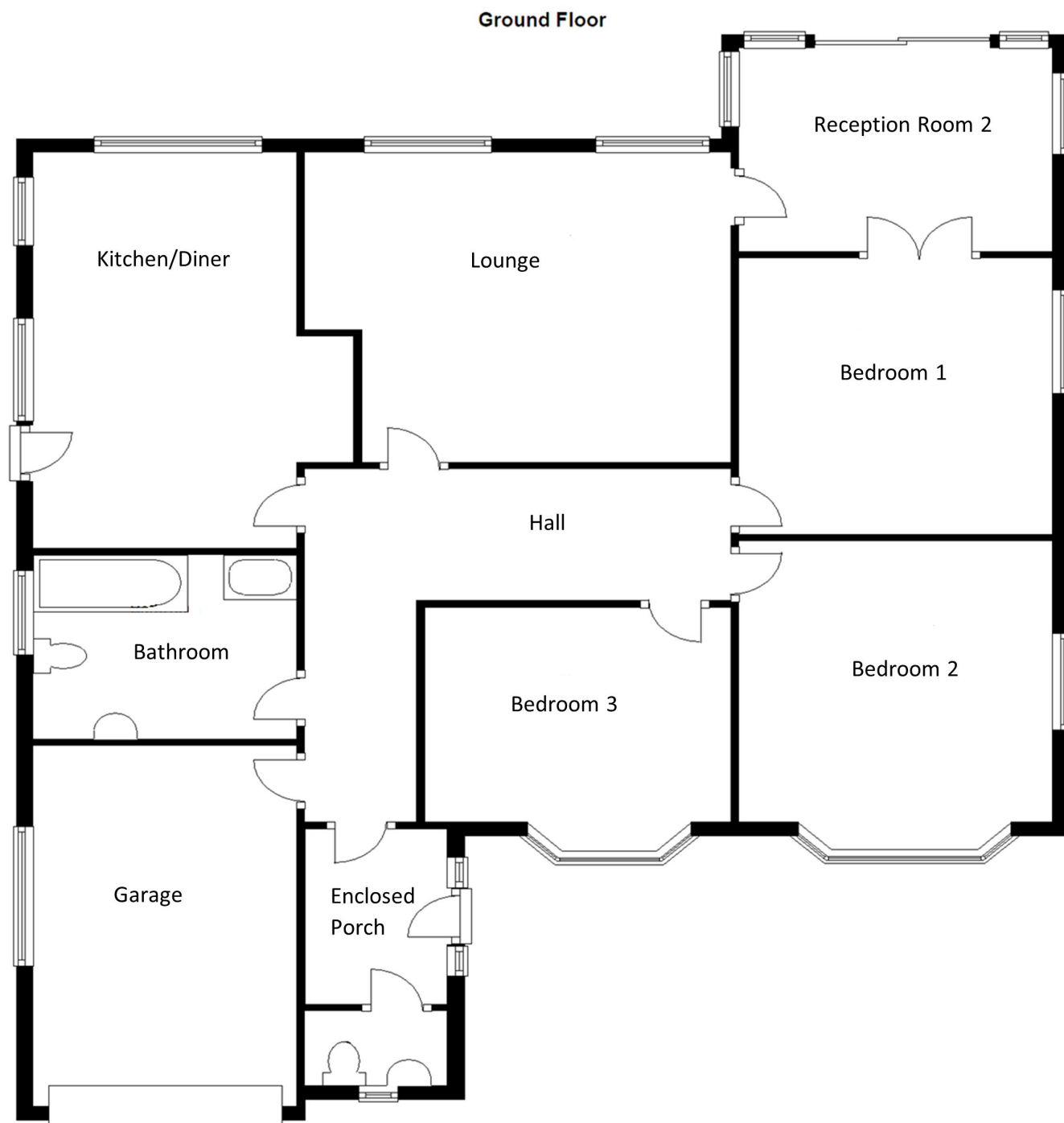
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A very spacious and extremely well presented detached 3 bedroom bungalow located in a nice road backing south and having lovely views to the sea. The property offers larger than average accommodation is and is particularly well laid out also offering scope for extension into the loft area.

A feature arched doorway leads to a useful entrance porch with plenty of space for coats etc. off of the entrance porch is a separate wc. A door then leads into a very spacious reception hall giving the bungalow a feeling of space. The south facing lounge is to the rear of the property and overlooks the rear garden with further views to the sea. The lounge has a feature fireplace and a door to a second reception room. This room has a vaulted ceiling, also overlooks and has access to the rear garden and also has sea views. The Kitchen is a lovely large room being fitted with modern cream coloured 'shaker' style units on three walls with attractive working surfaces. There are built in appliances to include a gas hob, double oven, dishwasher, fridge and freezer. The Kitchen has a range of base units and matching wall cupboards. Space for a large central dining table and a south facing window overlooking the rear garden, 2 side windows and a door to the rear garden. Attractive flooring and LED lighting finish the room nicely. There are 3 double bedrooms, each having large windows letting in lots of light. The family bathroom has a bath and separate shower cubicle. A good sized integral garage with scope for conversion to another room finishes off the internal accommodation.

Outside, the property occupies a large plot and has an attractive frontage with parking for several cars. 2 wide side access paths with locked gates provide access to the secluded south facing rear garden. The garden is level and mainly laid to lawn with established plants, shrubs and trees. There is also a patio area with attractive grey tiles. In addition the house has two very useful under house storage areas.

Bevendean Avenue is a quiet road that is very convenient for local shops in Longridge Avenue with its varied shopping facilities, eateries, doctors surgery and bus services running frequently to Brighton City Centre.



ENTRANCE PORCH 8'4" x 5'5" (2.54m x 1.64m)

CLOAKROOM / WC

'L' SHAPED HALL 16'5" x 16'2" (5.00m x 4.93m)

LOUNGE 16'1" x 15' (4.90m x 1.58m)

KITCHEN/DINING ROOM 18'7" x 10' (5.66m x 3.05m)

RECEPTION ROOM 2 11'4" x 9'8" (3.45m x 2.94m)

BEDROOM 1 13' x 12' (3.98m x 3.66)

BEDROOM 2 13' x 12' (3.98m x 3.66m)

BEDROOM 3 11' x 9'9" (3.35m x 2.97m)

BATHROOM 9'10" x 8'9" (2.99m x 2.67m)

GARAGE 17' x 9'10" (5.18m x 2.99m)

SECLUDED SOUTH FACING REAR GARDEN 50' x 37'