

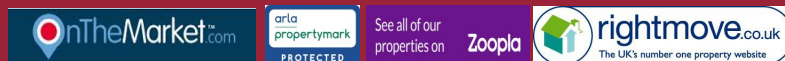


These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.
Any floor plans shown are for identification purposes only and are not to scale
 Directors: Paul Carruthers Stephen Luck

233a South Coast Road,
 Peacehaven. BN10 8LD
 Tel: **01273 585001**
 e: peacehaven@carruthersandluck.co.uk

Also at:
 7 Longridge Avenue, Saltdean. BN2 8LG
 e: saltdean@carruthersandluck.co.uk

Lettings department:
 233a South Coast Road, BN10 8LD
 e: lettings@carruthersandluck.co.uk
 Company registration no: 08884155



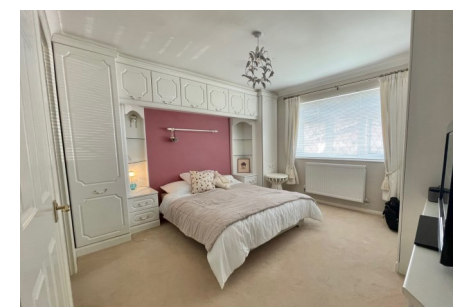
C&L

carruthersandluck
 salesandlettings

27 Downs Walk, Peacehaven, BN10 7ST

EPC : D

£550,000



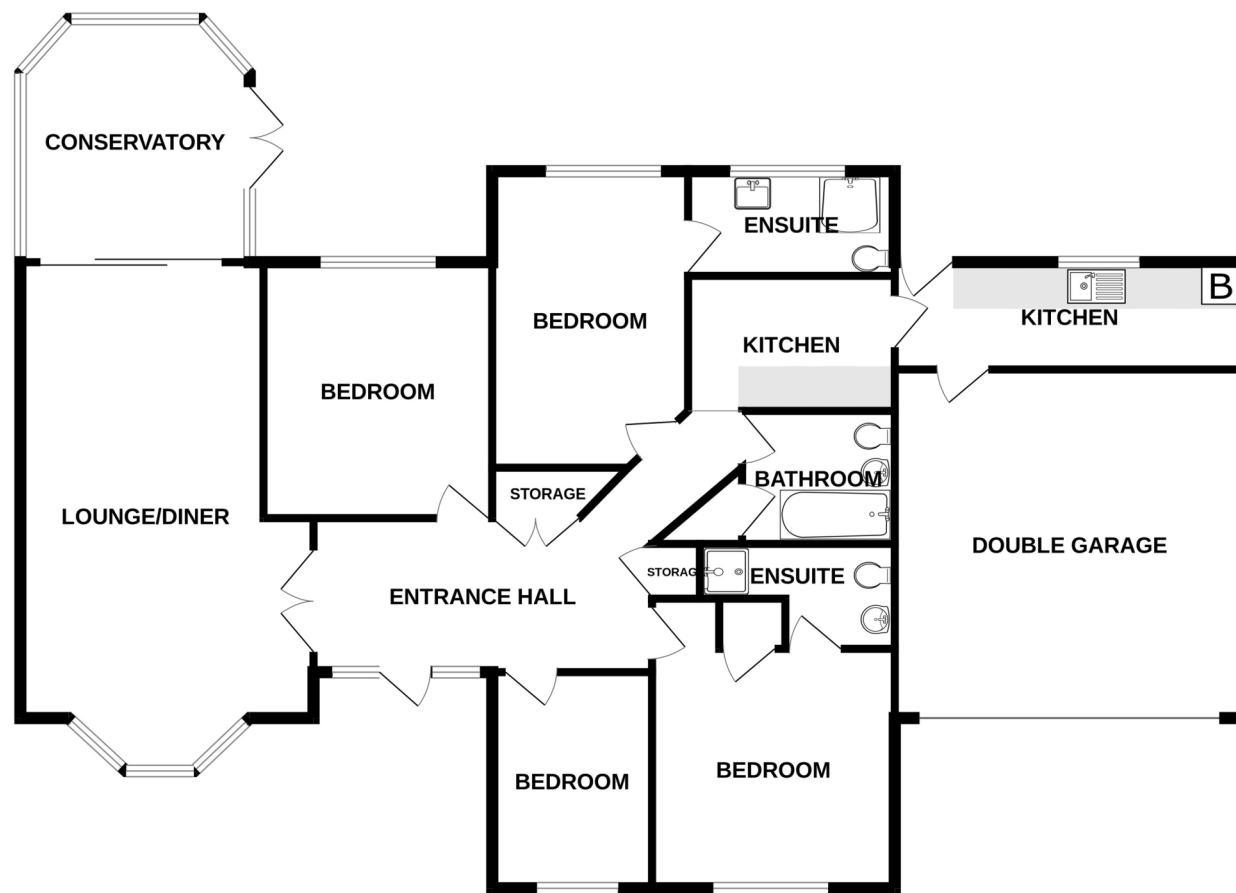
www.carruthersandluck.co.uk

A very spacious detached 4 bedroom bungalow situated on a larger than average plot measuring 24m x 13m and being located in a favored road in Peacehaven close to downland walks, The Oval park and frequent bus services to Brighton City Centre. The property has spacious rooms and a good layout. The entrance hall gives an immediate feeling of space and has a double Cupboard. There is a bright dual aspect lounge/dining room, west facing conservatory that opens out into the rear garden, and west facing kitchen that overlooks the gardens. There are four good size bedrooms with bedroom one and two benefiting from built in wardrobes and en-suite shower room/wc's. Bedroom three is currently used as a dining room and has fitted units. A family bathroom completes the accommodation.

Outside, the property benefits from a double garage and a block paved driveway providing parking for several cars. The property sits on a wide plot with level and well maintained front gardens. Side access to a lovely size, private rear garden with a well maintained lawn, 2 summerhouses one could be used for a home office and a greenhouse.

The bungalow has uPVC double glazing, gas central heating, no onward chain and an internal viewing is highly recommended to appreciate the accommodation offered.

GROUND FLOOR
156.7 sq.m. (1686 sq.ft.) approx.



27 DOWNS WALK PEACEHAVEN
TOTAL FLOOR AREA : 156.7 sq.m. (1686 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

The accommodation with approximate room measurements comprises:

- SPACIOUS ENTRANCE HALL**
- DUAL ASPECT LOUNGE/DINING ROOM 25'5" into bay x 14'2" max (7.74m x 4.31m)**
- WEST FACING uPVC CONSERVATORY 11'4" max x 11'1" max (3.45m x 3.37m)**
- WEST FACING KITCHEN 27' x 5'2" (8.22m x 1.57m)**
- WEST FACING BEDROOM 1 14'5" x 9'5" (4.39m x 2.87m)**
- EN-SUITE SHOWER ROOM/WC 9'11" max x 5'1" (3.02m x 1.54m)**
- BEDROOM 2 13'10" x 11'9" (4.21m x 3.58m)**
- EN-SUITE SHOWER ROOM/WC 9'5" max x 5' max (2.87m x 1.52m)**
- WEST FACING BEDROOM 3 12'5" x 11'1" (3.78m x 3.37m)**
- BEDROOM 4 10'7" x 7'8" (3.22m x 2.33m)**
- BATHROOM/WC 7'6" x 6'5" (2.28m x 1.95m)**
- FRONT GARDEN**
- DOUBLE INTEGRAL GARAGE 17'1" x 16'1" (internal measurements) (5.20m x 4.90m)**
- WEST FACING REAR GARDEN**