

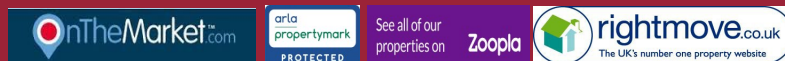


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**Any floor plans shown are for identification purposes only and are not to scale**  
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# C&L

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**18 Southdown Avenue, Peacehaven, BN10 8PN**

**EPC : C**

**£499,950**

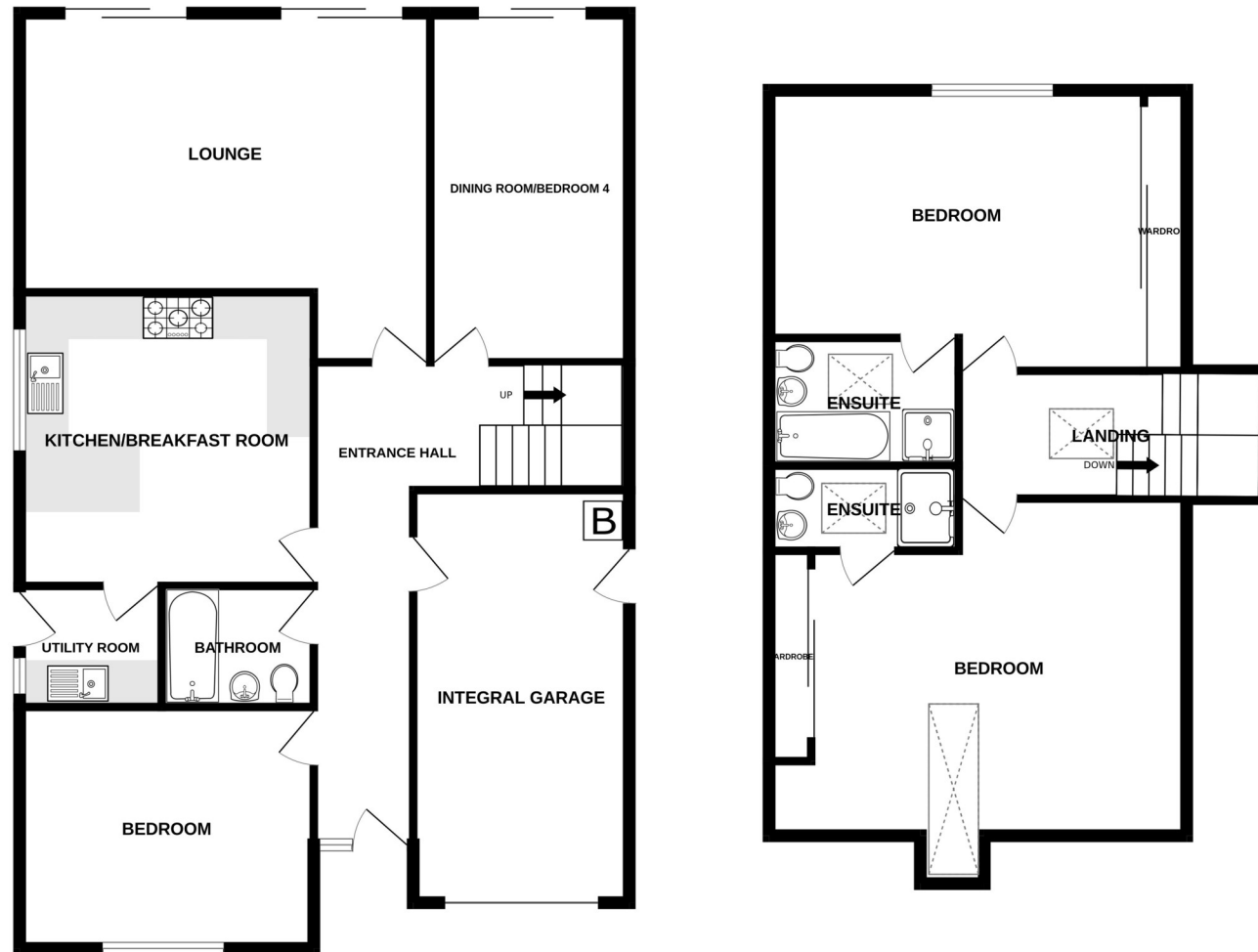


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This modern 4 bedroom detached chalet bungalow is situated in a no through road on the sought after south side of the A259 South Coast Road and is located close to the Cliff Top Promenade, local shops and bus services to Brighton City Centre and Eastbourne Town Centre. The property offers a great amount of living space with its west facing lounge/dining, kitchen/breakfast room which is fitted with cream units, breakfast bar, integrated dish washer and space for an American fridge/freezer, the accommodation also includes an utility room, family bathroom, four good size bedrooms with bedrooms one and two coming with en-suites and built in wardrobes. Benefits include gas central heating, double glazing, west facing rear garden, off road parking for several vehicles and a garage.

GROUND FLOOR  
109.0 sq.m. (1173 sq.ft.) approx.

1ST FLOOR  
64.3 sq.m. (692 sq.ft.) approx.



18 SOUTHDOWN AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 173.3 sq.m. (1865 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.  
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The accommodation with approximate room measurements comprises:

ENTRANCE HALL

WEST FACING LOUNGE/DINING ROOM 18'11" x 12'10" (5.76m x 3.91m)

KITCHEN/BREAKFAST ROOM 13'7" x 13'7" (4.14m x 4.14m)

UTILITY ROOM 6'6" x 5'6" (1.98m x 1.67m)

BEDROOM 3 13'7" max x 11'3" (4.14m x 3.42m)

WEST FACING BEDROOM 4/DINING ROOM 16' x 9'2" (4.87m x 2.79m)

BATHROOM/WC 6'6" x 5'6" (1.98m x 1.67m)

FIRST FLOOR LANDING

BEDROOM 1 19'3" max x 15'7" max (5.86m x 4.74m)

EN-SUITE SHOWER ROOM/WC 8'2" max x 3'10" max (2.48m x 1.16m)

WEST FACING BEDROOM 2 16'9" x 12'11" max (5.10m x 3.93m)

EN-SUITE BATH/SHOWER ROOM/WC 8'9" max x 5'10" max (2.66m x 1.77m)

FRONT GARDEN

INTEGRAL GARAGE 19'4" max x 9'11" max (internal measurements) (5.89m x 3.02m)

WEST FACING REAR GARDEN