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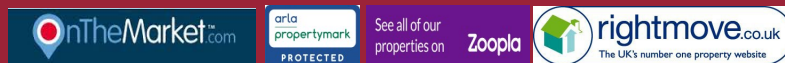
Any floor plans shown are for identification purposes only and are not to scale

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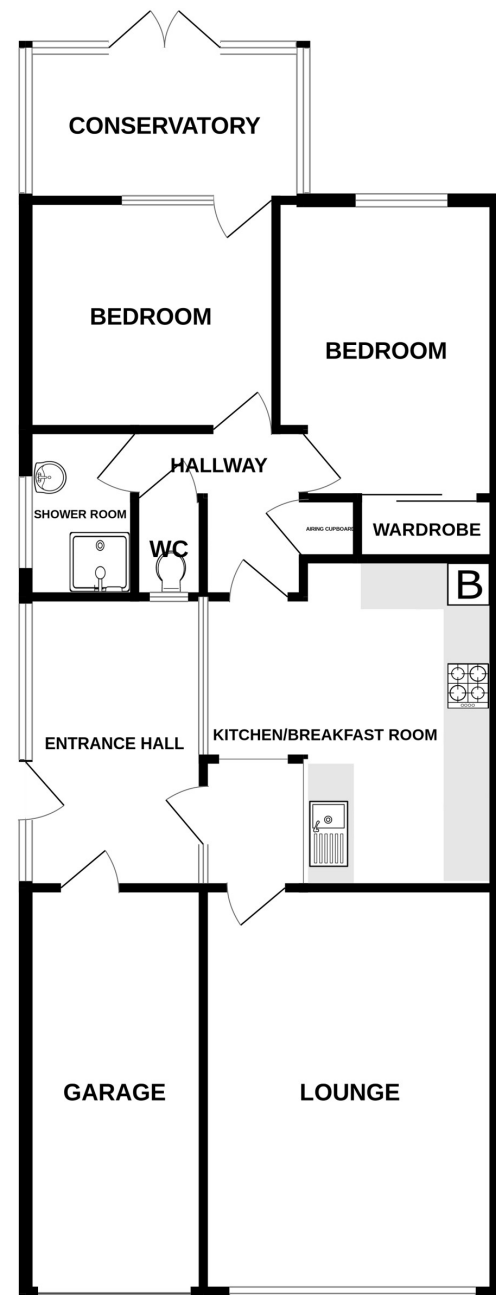
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This spacious 2 bedroom semi-detached bungalow is located on the sought after south side of the A259 South Coast Road and is situated within walking distance of the cliff top promenade, local shops and bus services the Brighton City Centre and Eastbourne Town Centre.

The property offers a great amount of living space and comprises of a west facing lounge, second reception room/conservatory, a good size kitchen/breakfast room, conservatory, two double bedrooms, shower room and separate wc.

Benefits include gas central heating, double glazing, private drive providing off road parking, integral garage, front and rear gardens.

GROUND FLOOR
95.7 sq.m. (1030 sq.ft.) approx.



The accommodation with approximate room measurements comprises:

SECOND RECEPTION ROOM/CONSERVATORY 12'4" x 8'1" (3.75m x 2.46m)

ENTRANCE HALL 5'6" x 5'1" (1.67m x 1.54m)

WEST FACING LOUNGE 17'5" x 12'2" (5.30m x 3.70m)

L-SHAPED KITCHEN/BREAKFAST ROOM 14'1" max x 11'7" max (4.29m x 3.53m)

INNER HALL

BEDROOM 1 12'9" max x 9'6" max (3.88m x 2.89m)

BEDROOM 2 10'9" x 9'8" (3.27m x 2.94m)

CONSERVATORY 11'8" x 6'6" (3.55m x 1.98m)

SHOWER ROOM 6'11" x 4'8" (2.10m x 1.42m)

SEPARATE WC 4'1" max x 2'8" (1.24m x 0.81m)

FRONT GARDEN

INTEGRAL GARAGE 16'10" max x 8' max (internal measurements) (5.13m x 2.43m)

REAR GARDEN

3 CAPEL AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 95.7 sq.m. (1030 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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