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Any floor plans shown are for identification purposes only and are not to scale
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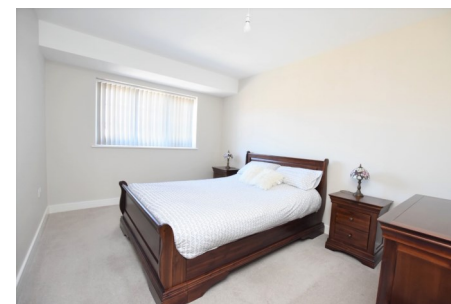
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79a Phyllis Avenue, Peacehaven, BN10 7RA

EPC: B

£420,000



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This well presented and spacious 3 bedroom semi detached chalet bungalow was built in 2018 and benefits from the remainder of a 10 year building warranty. The property is located in a popular road in Peacehaven and comprises of a dual aspect lounge/dining room, south facing kitchen/breakfast room, three double bedrooms, bath/shower room/wc and an en-suite shower room/wc. Benefits include under floor heating on the ground floor, gas central heating on the first floor, uPVC double glazing, off road parking, front and rear gardens.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 18'6" x 16'6" (5.64m x 5.03m)

SOUTH FACING KITCHEN/BREAKFAST ROOM 12'7" x 7'11" (3.83m x 2.41m)

A range of units to comprise of a 1 ½ bowl single drainer sink unit, work surfaces with cupboards, drawers, integrated washing machine and dish washer under, integrated fridge/freezer, gas hob with cooker hood over, wall mounted cupboards with surface lighting below, breakfast bar.

WEST FACING BEDROOM 2 13'3" x 9'8" (4.05m x 2.94m)

WEST FACING BEDROOM 3 11'5" x 8'3" (3.47m x 2.51m)

BATH/SHOWER ROOM/WC 9'11" max x 6'2" (3.02m x 1.88m)

A white suite to comprise of a panelled bath, shower cubicle, vanity unit with wash hand basin, low level wc, tiled walls.

FIRST FLOOR LANDING

BEDROOM 1 25'8" max into dressing area x 10'6" max (7.82m x 3.20m)

EN-SUITE SHOWER ROOM/WC 10'6" max x 7'8" max (3.20m x 2.33m)

A white suite to comprise of a shower cubicle, vanity unit with wash hand basin, low level wc, part tiled walls.

OUTSIDE

FRONT GARDEN

Block paved drive providing off road parking and allowing access to the front door and rear garden

REAR GARDEN

Paved patio, lawn area, gravel areas, access to the front garden, enclosed by timber fencing, shed with power, light and own fuse box.

Floor Plan to Follow