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

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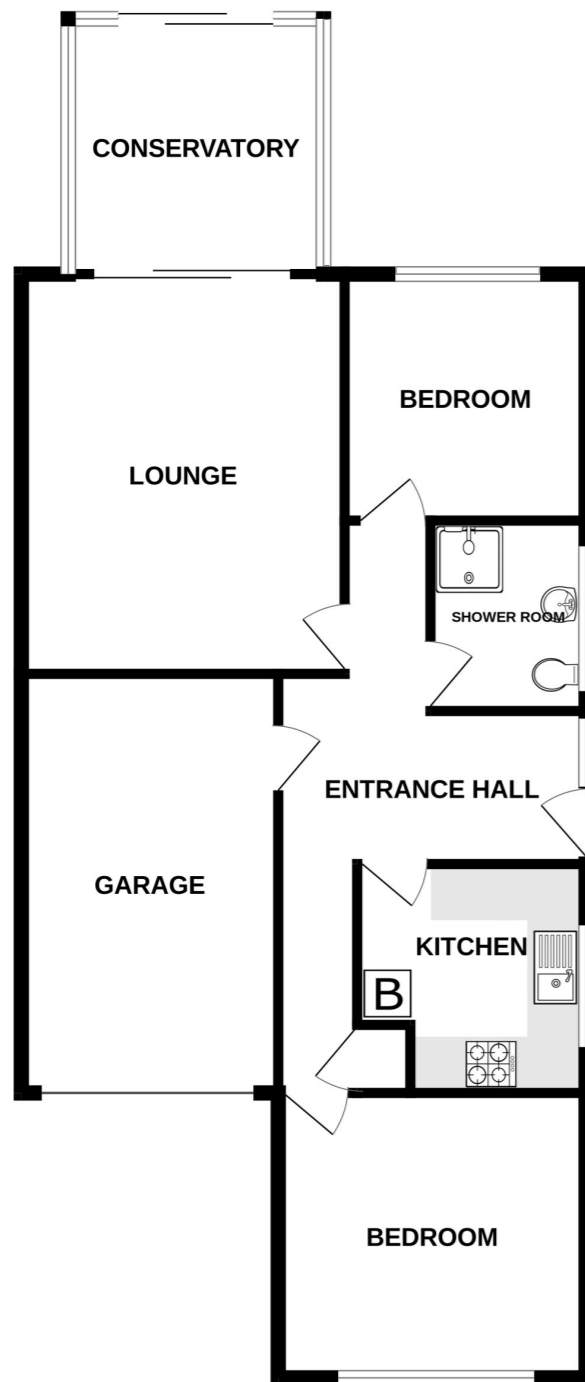
EPC : D

£342,500



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GROUND FLOOR
85.0 sq.m. (915 sq.ft.) approx.



50 HORSHAM AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 85.0 sq.m. (915 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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A very well presented 2 bedroom semi-detached bungalow situated in a most convenient location just a few minutes from the Meridian Shopping Centre and the main A259 Coast Road with its varied shops, restaurants and frequent buses to Brighton City Centre.

The bungalow has been very well maintained and has a modern kitchen, recent boiler and has been recently decorated throughout in neutral colours. The entrance hall has a hatch to the loft and a door to the integral garage. The lounge opens out into a conservatory that overlooks the garden. The kitchen is modern and has base cupboards, drawers and matching wall units. There is an integrated double oven, hob and space for other appliances. The bungalow has two double bedrooms and a shower room. The integral garage is a good size and has an electric door and wood flooring. The room could easily be converted to form a third bedroom.

Outside, the property has a driveway with parking for two cars and a very neat front garden. The rear garden is west facing and again is really nicely laid out and maintained with a Astro turf lawn for easy maintenance with a feature central 'white' shingle area. The rear garden has various established trees, plants and shrubs making it very private. A paved patio area that gets the sun all day is a particular feature. There is also a garden shed.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 15'9" x 12'5" (4.80m x 3.78m)

CONSERVATORY 10'7" x 9'4" (3.22m x 2.84m)

KITCHEN 8'10" x 8'9" (2.69m x 2.66m)

BEDROOM 1 11'10" x 11' (3.60m x 3.35m)

BEDROOM 2 9'5" x 9'4" (2.87m x 2.84m)

SHOWER ROOM/WC 7'4" x 6'2" (2.23m x 1.87m)

GARAGE 15'5" max x 9'10" max (internal measurements) (4.69m x 2.99m)

FRONT GARDEN

REAR GARDEN