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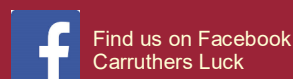
**Any floor plans shown are for identification purposes only and are not to scale**

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## 27 Abbey Close, Peacehaven, BN10 7SD

EPC : C

### £269,950



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

This well presented 2 bedroom house is situated in a popular close in Peacehaven, located close to local shop and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property comprises of a good size dual aspect lounge/dining room, kitchen, entrance porch with access to a large storage cupboards, two double bedrooms and a bathroom/wc which is fitted with a white suite.

Benefits include double glazing, gas central heating, garage, front and rear gardens.

**The accommodation with approximate room measurements comprises:**

**ENTRANCE PORCH 5'11" x 3'3" (1.80m x 1.00m)**

**STORAGE CUPBOARD 5'8" x 5'2" (1.72m x 1.57m)**

**DUAL ASPECT LOUNGE/DINING ROOM 21'7" max x 15'9" max (6.57m x 4.81m)**

**KITCHEN 8'6" x 7'10" (2.59m x 2.38m)**

**FIRST FLOOR LANDING**

**SOUTH FACING BEDROOM 1 12'2" x 9'5" (3.71m x 2.86m)**

**BEDROOM 2 11'11" x 8'6" (3.63m x 2.59m)**

**BATHROOM/WC 6'10" x 5'6" (2.08m x 1.67m)**

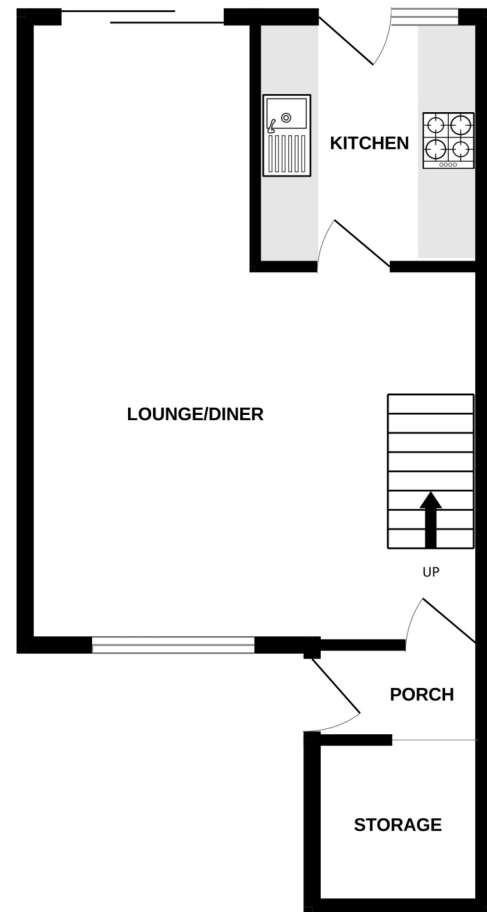
**OUTSIDE**

**FRONT GARDEN**

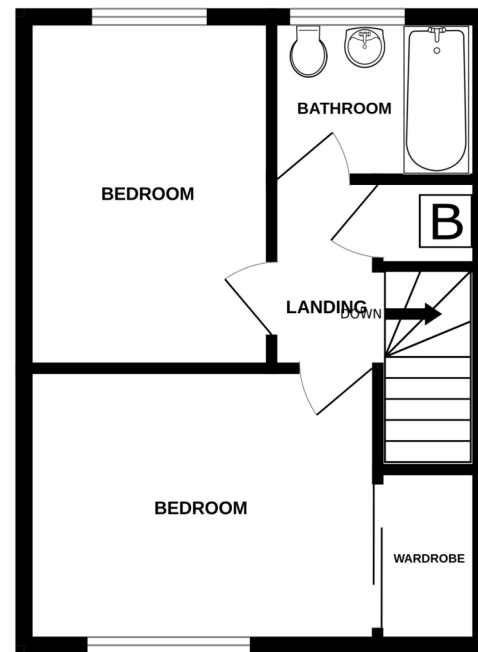
**GARAGE (in a block at rear) 16'2" max x 8' max (internal measurements ) (4.93m x 2.44m)**

**REAR GARDEN**

GROUND FLOOR  
36.6 sq.m. (394 sq.ft.) approx.



1ST FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



27 ABBEY CLOSE PEACEHAVEN

TOTAL FLOOR AREA: 68.1 sq.m. (733 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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