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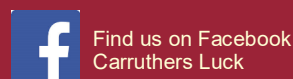
**Any floor plans shown are for identification purposes only and are not to scale**

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## 7 South Coast Road, Peacehaven, BN10 8SZ

EPC : C

### £349,950



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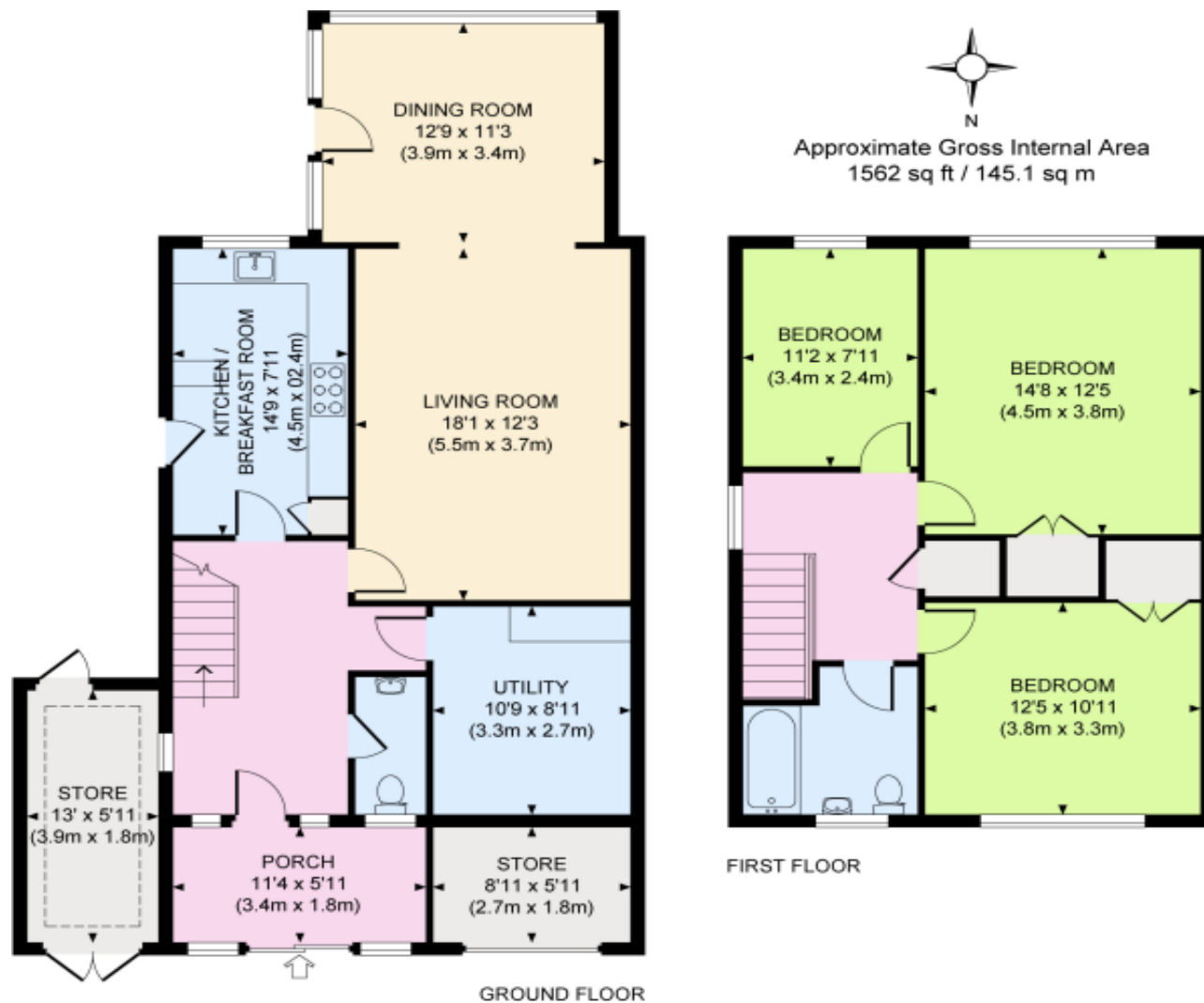
This large and spacious 3 bedroom semi detached family house is situated in a convenient location close to the Cliff Top Promenade, local shops and bus service to Brighton City Centre and Eastbourne Town Centre. The property comprises of three good size bedrooms, a large lounge, south facing dining room, south facing kitchen/breakfast room which is fitted with white units, large entrance porch, bathroom/wc that is completed with a white suite, cloak room/wc. The garage has been partly converted to a utility/store room and allows the options of a home gym or office space, the remainder provides addition storage via the up and over door.

Outside: The front garden provides off road parking for several vehicles. The rear garden is south facing with patio and lawn areas.

Benefits include gas central heating, double glazing, solar panels.

The accommodation with approximate room measurements comprises:

- ENTRANCE PORCH 11'3" x 5'10" (3.42m x 1.79m)**
- ENTRANCE HALL**
- SOUTH FACING KITCHEN/BREAKFAST ROOM 14'7" x 7'10" (4.45m x 2.38m)**
- LOUNGE 18' x 12'3" (5.49m x 3.73m)**
- DINING ROOM 12'9" x 11'2" (3.89m x 3.40m)**
- CLOAKROOM/WC 7'7" 2'9" (2.30m x 0.84m)**
- UTILITY ROOM/GARAGE/STORAGE ROOM 10'8" x 8'10" (3.25m x 2.69m)**
- FIRST FLOOR LANDING**
- SOUTH FACING BEDROOM 1 14'7" x 12'3" (4.45m x 3.73m)**
- BEDROOM 2 12'4" x 10'10" (3.76m x 3.30m)**
- SOUTH FACING BEDROOM 3 11'2" x 7'10" (3.40m x 2.38m)**
- BATHROOM/WC 7'10" x 7'7" (2.38m x 2.30m)**
- FRONT GARDEN**
- REAR GARDEN**



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.