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

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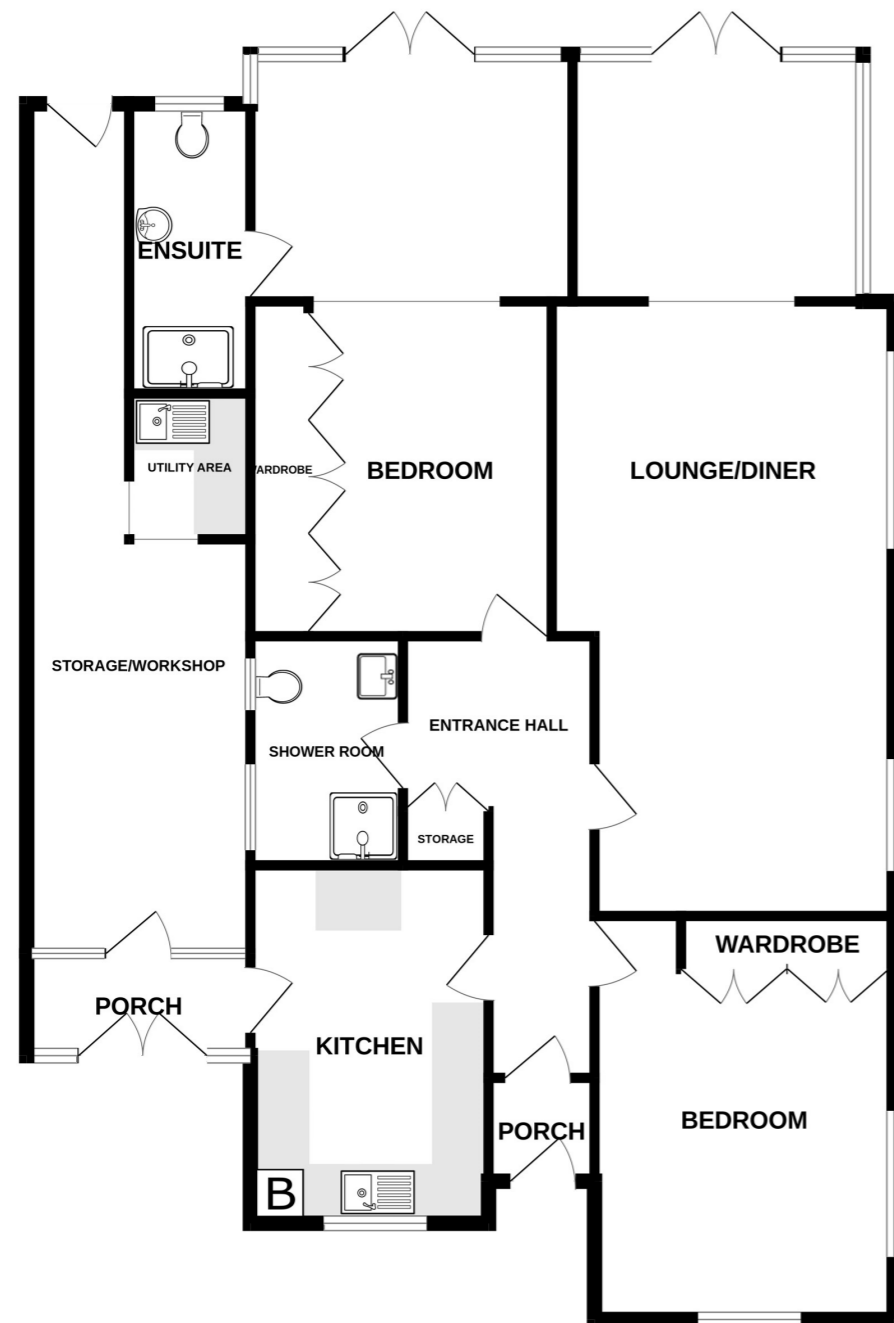
**EPC : D**

**£500,000**



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GROUND FLOOR  
133.6 sq.m. (1439 sq.ft.) approx.



1 SOUTHDOWN AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 133.6 sq.m. (1439 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 unique opportunity to purchase a lovely detached bungalow located on the cliff top with outstanding uninterrupted views of the English Channel. The property offers larger than average rooms and is beautifully presented, having been very well maintained by the present owner.

The front door leads to an entrance porch, which in turn leads to a spacious hallway. A loft hatch gives access to a large roof space with a dormer window with sea views. The roof space offers potential for conversion. A particular feature of the property is a superb dual aspect lounge with 2 large south facing windows overlooking the sea and wide French doors leading to the rear garden. The lounge has a feature fireplace, a dining area to one end and a separate seating area to the other in addition to the main living room. The kitchen is fitted with a range of modern units and overlooks the front garden and also has views to the sea. A door from the kitchen leads to a second front porch area and then into the original garage that is now used as a large storage area and Utility room. The garage has a door to the rear garden.

The bungalow has two large double bedrooms. The main bedroom has built in wardrobes and also a separate sitting room with doors to the rear garden. The bedroom also has a modern en-suite shower room. The second bedroom is a bright dual aspect room with sea views and also has built in wardrobes. A modern shower room completes the internal accommodation.

Outside, the bungalow has a large paved driveway with parking for 2 cars. The front garden is enclosed with a brick wall and gates to the front. The rear garden is a nice size and has been paved for easy maintenance. The rear garden has superb views along the cliff tops and to the sea, with a gate out onto the open green. The garden has many features including a pergola with seating area, a greenhouse and timber shed and is again enclosed by a boundary wall.

The bungalow is superbly situated, not only being on the promenade but being just a few yards from the A259 Coast Road with its varied shops, cafés and restaurants and its excellent bus service providing frequent and easy access to Brighton City Centre.

Properties in this location and this condition are rarely available, so an early viewing is advised.

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

**ENTRANCE PORCH**

**ENTRANCE HALL 18'7" in length (5.66m)**

**LOUNGE/DINING ROOM 23'6" x 13' (7.16m x 3.96m)**

**SUNROOM/RECEPTION ROOM 11'2" x 9'5" (3.40m x 2.87m)**

**KITCHEN 13'8" x 9'1" (4.16m x 2.76m)**

**BEDROOM 1 23'5" x 12'3" (7.13m x 3.73m)**

**EN-SUITE SHOWER ROOM 11' x 4'8" (3.35m x 1.42m)**

**BEDROOM 2 15'6" x 11'7" (4.72m x 3.53m)**

**SHOWER ROOM**

**GARAGE/UTILITY ROOM 21' x 8'2" (6.40m x 2.48m) plus a recess of 16' x 3'10" (4.87m x 1.16m)**

**LEVEL REAR GARDEN WITH SEA VIEWS**