



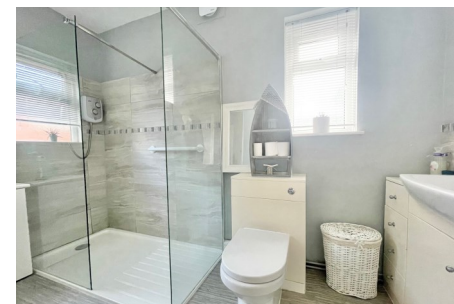
# C&L

carruthersandluck  
salesandlettings

## 31 Dorothy Avenue, Peacehaven, BN10 8HT

EPC : D

## £295,000



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

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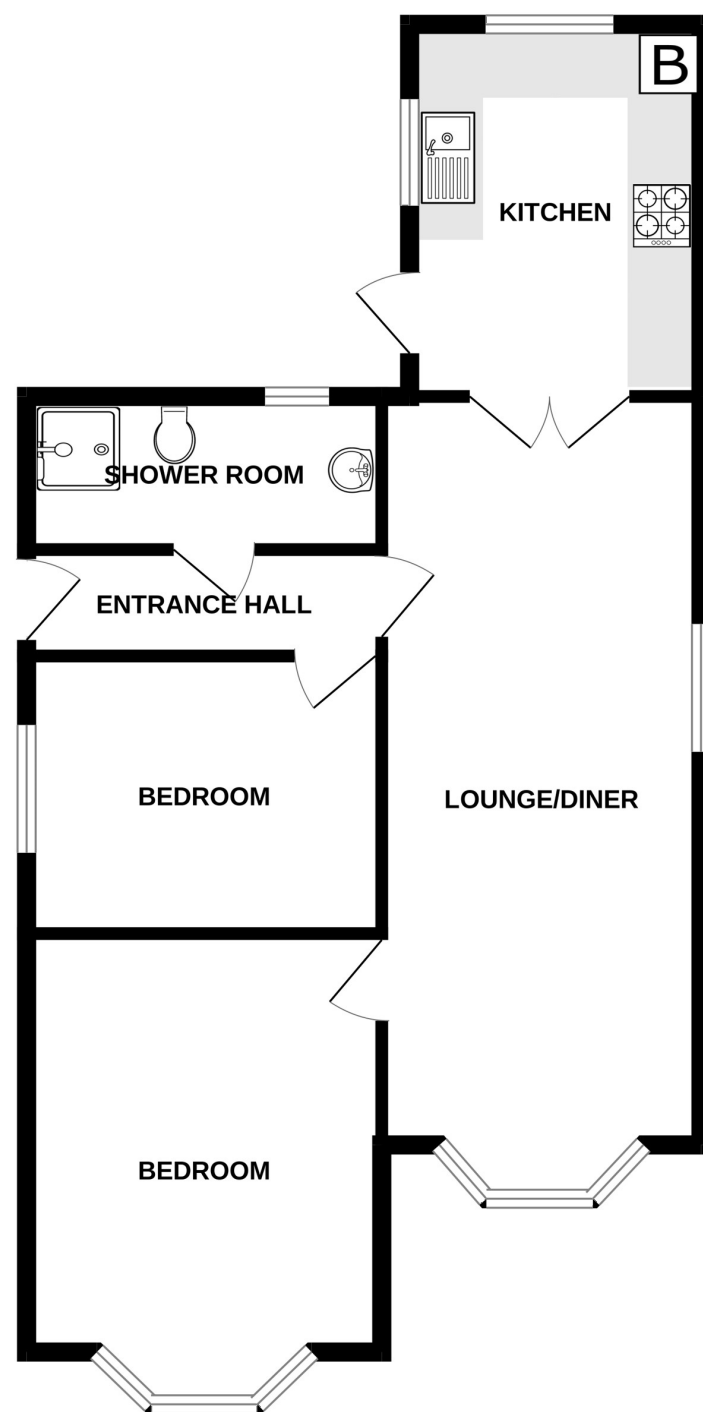


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GROUND FLOOR  
62.2 sq.m. (670 sq.ft.) approx.



This spacious and well presented 2 bedroom detached older style bungalow is situated in a popular location close to local shops, the Cliff Top Promenade, the A259 South Coast Road with bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven Town Centre with its easy access to Newhaven Harbour and Newhaven Train Station.

The property offers a great amount of living space that includes the west facing lounge/dining room which leads to the dual aspect kitchen that is complete with white units, integrated fridge/freezer and a integrated dishwasher.

The bedrooms are both good size double rooms and the shower room/wc is fitted with a modern white suite that comprises of a double walk in shower cubicle and a vanity unit with wash basin.

Outside: The front garden provides foot access only to the garage, the rear garden is a good size and offers additional entertaining/family space with its paved patio and lawn area.

NB: The property currently needs some damp work carried out to the south wall.  
Please ask for more information.

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

**ENTRANCE HALL**

**WEST FACING LOUNGE/DINING ROOM 23'1" x 9'11" (7.03m x 3.02m)**

**DUAL ASPECT KITCHEN 11'6" x 9'1" (3.50m x 2.76m)**

**WEST FACING BEDROOM 1 12'11" max x 10'10" max (3.93m x 3.30m)**

**BEDROOM 2 10'10" x 8'6" (3.30m x 2.59m)**

**SHOWER ROOM/WC 10'10" x 4'8" (3.30m x 1.42m)**

**OUTSIDE**

**FRONT GARDEN**

**DETACHED GARAGE 15'9" max x 8'4" max (internal measurements) (4.80m x 2.54m)**

**REAR GARDEN**

31 DOROTHY AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 62.2 sq.m. (670 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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