



C&L

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salesandlettings

46 Montreal Close, Peacehaven, BN10 8FG

EPC : C

£235,000



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A modern 2 bedroom cluster house situated on a recently built small development of 2,3 and 4 bedroom properties and adjoining open countryside with easy access to the 'Big Park' with its varied facilities including a café. The house is considered a fantastic first time purchase as its freehold and has a small front outside seating area with space for a couple of chairs or a bench. The entrance hall leads to the open plan living/kitchen area. The kitchen is fitted with a range of modern white units on two walls with cupboards, drawers and appliance space. The lounge area is a nice size and has a window overlooking the front garden. The lounge has modern grey walls and an attractive walnut effect floor. Also on the ground floor is a cloakroom/WC.

On the first floor are 2 bedrooms and the bathroom which is attractively tiled and has a modern white suite.

The house has a nice outlook from the front out between the houses opposite towards open fields and downland. The property has an allocated parking space that it situated right outside the front door. The property has modern uPVC double glazing and gas central heating.

Local shops and a frequent bus service giving easy access into both Brighton and Eastbourne can be found on the A259 Coast road which is a 5 minute walk. Peacehaven has 3 primary schools and a secondary school all within 1 mile.

Ground Floor

First Floor



The accommodation with approximate room measurements comprises:

ENTRANCE HALL

CLAOKROOM/WC

OPEN PLAN LIVING/KITCHEN 15'9" x 15'9" (4.80m x 4.80m)

FIRST FLOOR LANDING WITH CUPBAORD

BEDROOM 1 10'1" x 8'9" (3.07m x 2.66m)
Built in wardrobe

BEDROOM 2 10'1" x 6'9" (3.07m x 2.05m)

BATHROOM 6'3" x 5'6" (1.90m x 1.67m)