

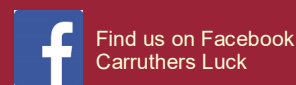


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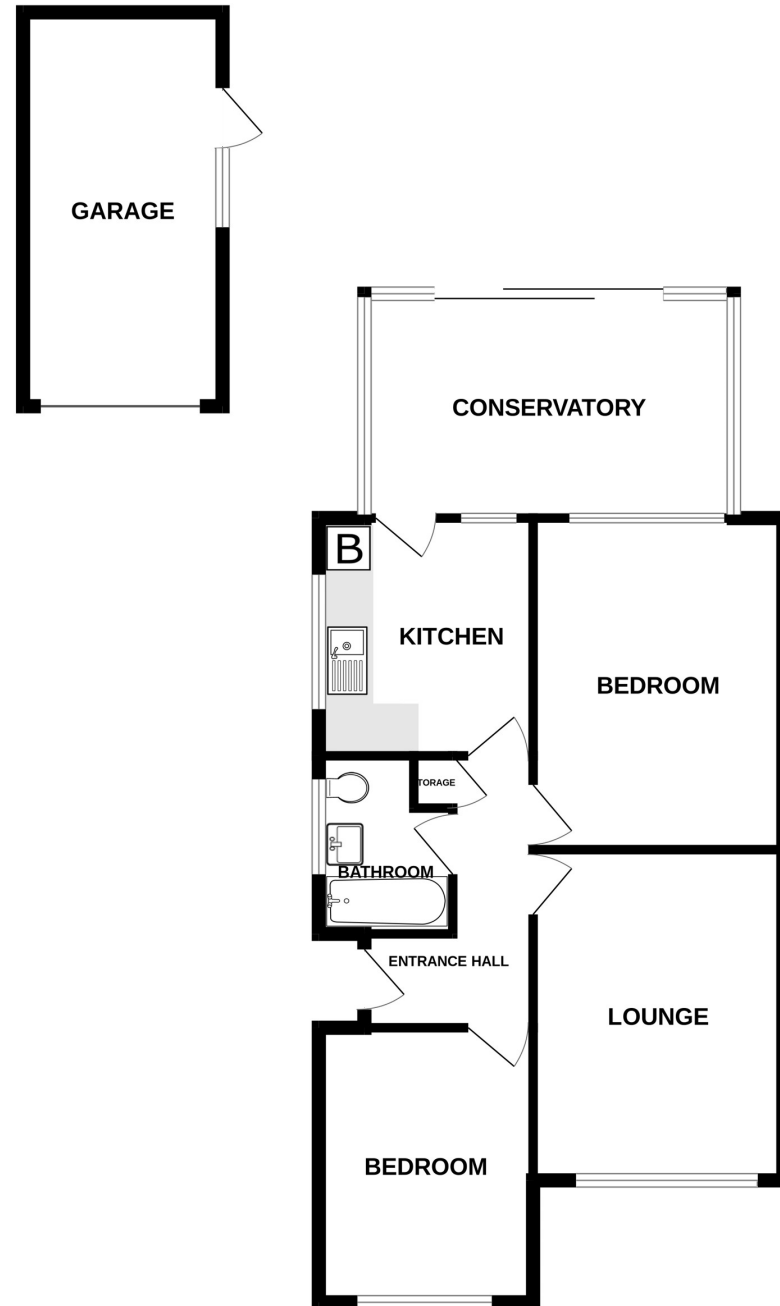
EPC : C

£299,950



www.carruthersandluck.co.uk

GROUND FLOOR
78.7 sq.m. (848 sq.ft.) approx.



This 2 bedroom semi-detached bungalow is situated close to the Meridian Shopping Centre, bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour. The bungalow has gas central heating and uPVC double glazing but would benefit from a new kitchen, bathroom, and internal decoration, meaning it is a great option if you are looking to put your own stamp on a property.

When inside, the entrance hall will lead you to the west facing lounge that is bathed in sunlight towards the end of the afternoon. The kitchen is fitted with a single bowl sink unit, work surfaces with cupboards below, space and plumbing for a washing machine and wall mounted cupboards. This opens out into a vast conservatory with access to the rear garden.

There are two double bedrooms, whilst bedroom one has fitted wardrobes, bedroom two is west facing. Through to the bathroom you will find a suite to comprise of a panelled bath, wash basin, low level wc.

Outside: the driveway provides parking for several cars and has a detached garage perfect for storage. The rear garden is a lovely place to relax.

The property is offered for sale with no onward chain.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

WEST FACING LOUNGE 13'4" x 10'6" max (4.06m x 3.20m)

KITCHEN/DINING ROOM 9'10" max x 8'10" max (2.99m x 2.69m)

BEDROOM 1 13'9" max x 10'4" max (4.19m x 3.14m)

uPVC CONSERVATORY 15'4" x 9'3" (4.67m x 2.81m)

WEST FACING BEDROOM 2 11'4" x 8'10" (3.45m x 2.69m)

BATHROOM/WC 7'4" max x 5'6" max (2.23m x 1.67m)

FRONT GARDEN

DETACHED GARAGE

REAR GARDEN

111B SUTTON AVENUE NORTH PEACEHAVEN

TOTAL FLOOR AREA : 78.7 sq.m. (848 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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