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

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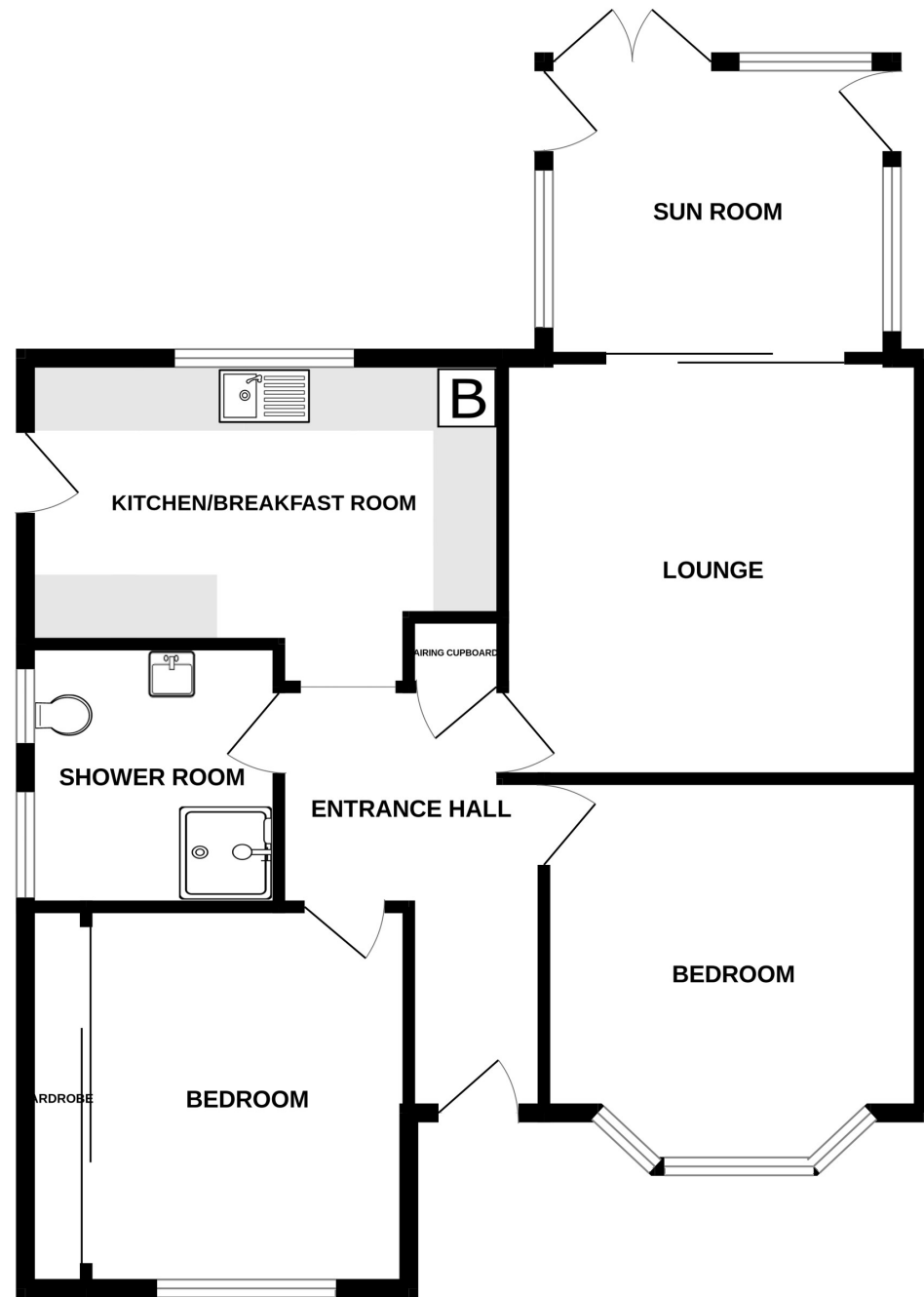
EPC : D

£350,000



www.carruthersandluck.co.uk

GROUND FLOOR
77.8 sq.m. (837 sq.ft.) approx.



This spacious 2 bedroom detached bungalow is located in a central position close to the Meridian Shopping Centre, the Cliffs Top Promenade, the A259 South Coast Road with its variety of shops and 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 property is in need of modernisation and offers a great amount of living space with its south facing kitchen/breakfast room and lounge that leads to the sun room.

Both bedrooms are good size double rooms and there is also a large shower room/wc with a double walk in shower cubical.

Outside: the front garden offers ample off road parking and allows access to the detached garage, the south facing rear garden offers additional family space with its patio and lawn areas.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

SOUTH FACING KITCHEN/BREAKFAST ROOM 14'9" x 8'1" (4.49m x 2.46m)

LOUNGE 13'4" x 12'11" (4.06m x 3.93m)

SUN ROOM 11'6" x 8'10" (3.50m x 2.69m)

BEDROOM 1 11'11" x 9'11" (3.63m x 3.02m)

BEDROOM 2 11'11" into bay x 11'9" (3.63m x 3.58m)

SHOWER ROOM/WC 8'2" x 7'10" (2.48m x 2.38m)

OUTSIDE

FRONT AND REAR GARDENS

GARAGE

179 ARUNDEL ROAD CENTRAL PEACEHAVEN

TOTAL FLOOR AREA : 77.8 sq.m. (837 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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