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

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37 Broomfield Avenue, Peacehaven, BN10 7AL

EPC : D

£450,000



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A fantastic opportunity to purchase a spacious 3 bedroom semi detached house located in a sought after road in Telscombe Cliffs and situated close to local shops, local primary school and the South Coast Road with its frequent bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven with its railway station and harbour.

The property is built on a good size plot with a very large rear garden and a side garden area that offers a great opportunity for an extension (STNPC). The accommodation comprises of a large dual aspect lounge/dining room overlooking both the front and rear gardens. The Kitchen/Breakfast room has been extended and overlooks the rear garden. In the first floor are three bedrooms and a bathroom.

The front garden is laid to lawn and has a block paved driveway providing off road parking for 2 cars. The wide side garden is laid to lawn and leads into the west facing rear garden. The garden is well maintained and is mainly laid to lawn with various established trees and shrubs. There is a large paved patio area.

The property is offered for sale with no chain.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 6'5" x 3'3" (1.95m x 0.99m)

SPACIOUS ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 24'10" max x 12'5" max (7.56m x 3.78m)

DUAL ASPECT KITCHEN/BREAKFAST ROOM 20'6" x 18'11" (6.24m x 5.76m)

INNER HALL 4'5" x 2'9" (1.34m x 0.83m)

CLOAKROOM/WC 4' x 3'6" (1.21m x 1.06m)

FIRST FLOOR LANDING

BEDROOM 1 13'3" into bay x 12'5" max (4.03m x 3.78m)

BEDROOM 2 11'11" x 9'3" max (3.63m x 2.81m)

BEDROOM 3 7'6" x 6'11" max (2.28m x 2.10m)

BATHROOM 6'4" x 4'10" (1.93m x 1.47m)

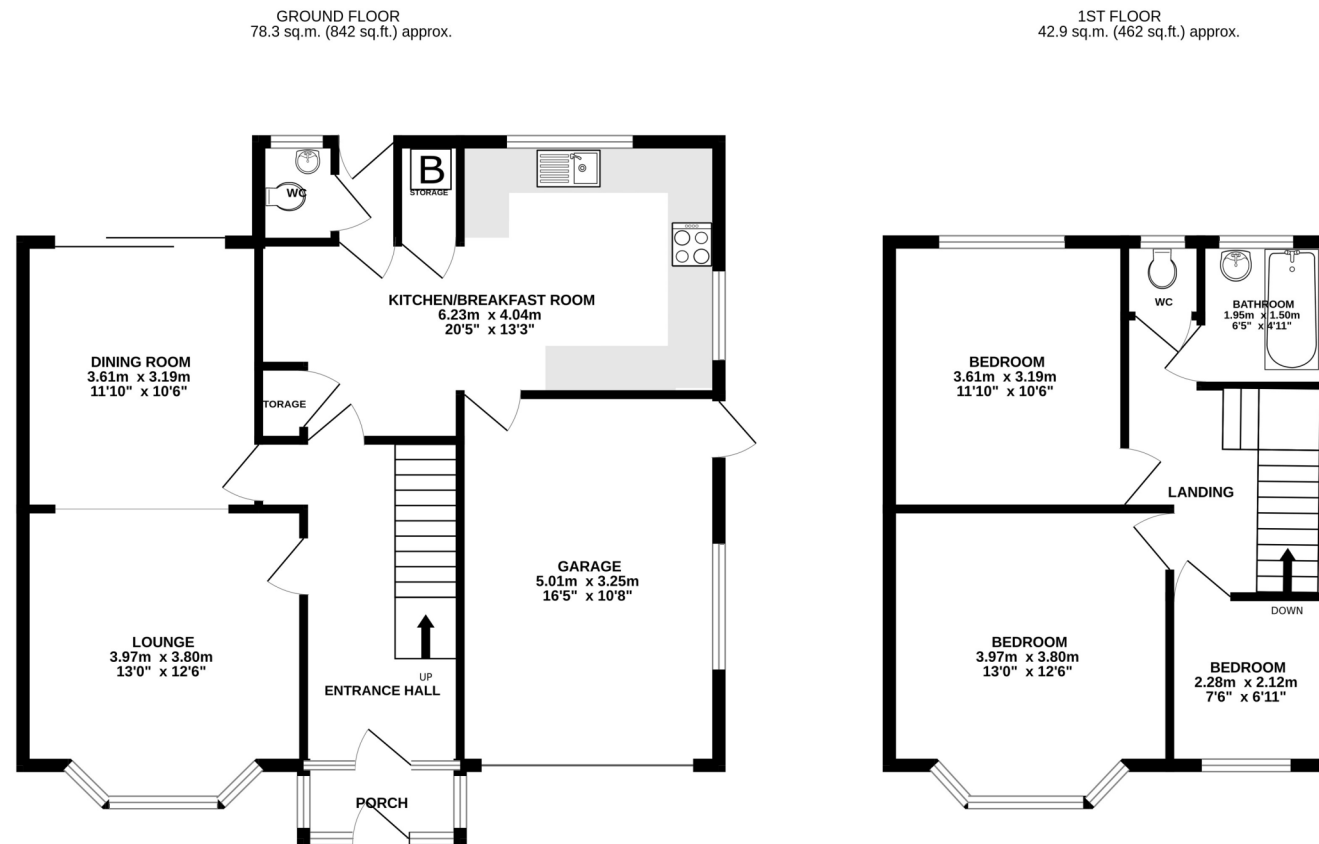
SEPARATE WC 3'5" max x 3'5" max (1.04m x 1.04m)

FRONT GARDEN

GARAGE 16'4" max x 10'7" max (internal measurements) (4.97m x 3.22m)

REAR GARDEN

Council tax band: C



37 BROOMFIELD AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 121.2 sq.m. (1305 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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