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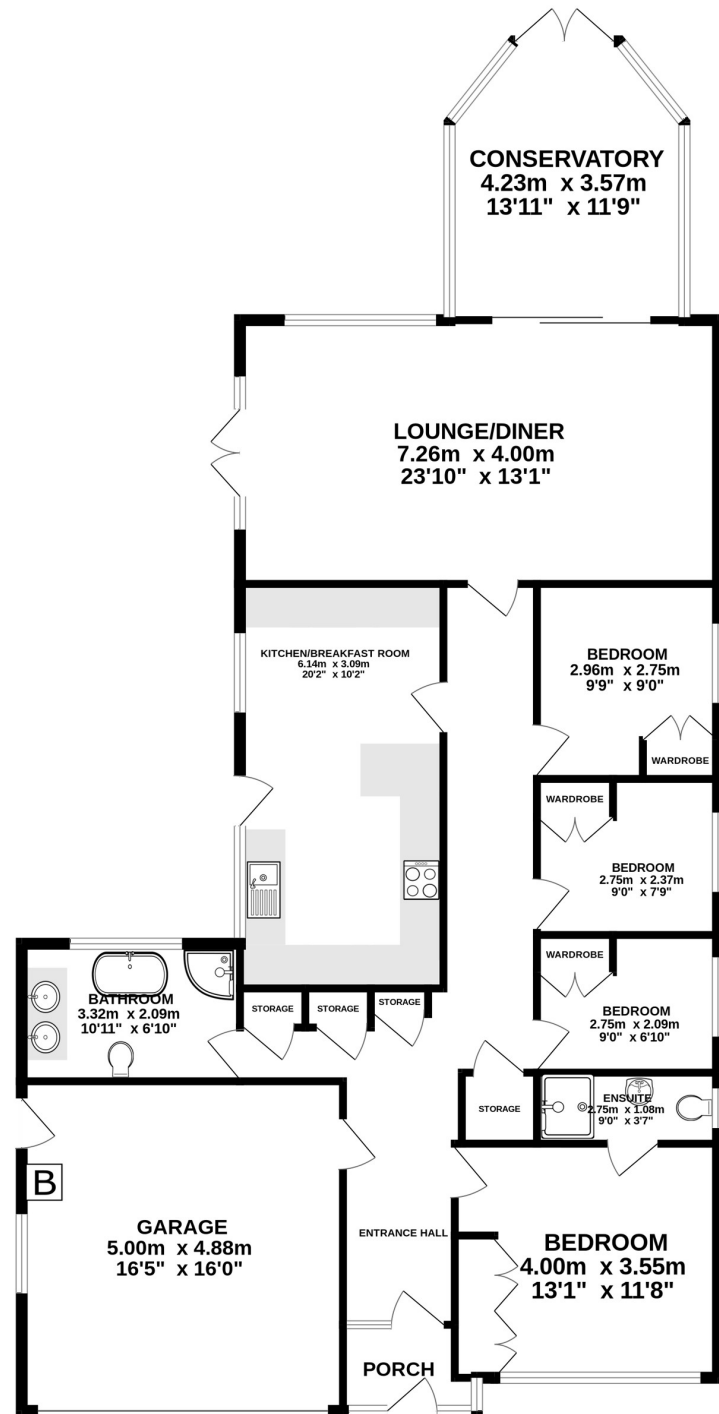
EPC : D

£550,000



www.carruthersandluck.co.uk

GROUND FLOOR
155.8 sq.m. (1677 sq.ft.) approx.



This spacious and well presented 4 bedroom detached bungalow is situated in a sought after no through road adjacent to The Oval Park and is located close to downland walks, 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 light and airy living accommodation with its dual aspect lounge/dining room, west facing kitchen/breakfast room and south facing conservatory.

All four bedrooms benefit from built in wardrobes with an en-suite shower room to bedroom one. The family bath/shower room, en-suite shower room and cloak room/wc are all complete with their modern white suites.

Outside: the front garden is block paved and offers off road parking for several vehicles, the integral double garage has an electric roller door, space and plumbing for a washing machine.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 5'1" max x 4'9" max (1.54m x 1.44m)

SPACIOUS ENTRANCE HALL

DOUBLE ASPECT LOUNGE/DINING ROOM 23'6" x 13'1" (7.16m x 4.26m)

UPVC DOUBLE GLAZED SUN CONSERVATORY 11'9" max x 13'11" max (3.58m x 4.26m)

WEST FACING KITCHEN/BREAKFAST ROOM 20'2" x 9'9" (6.15m x 4m)

BEDROOM 1 13'2" x 11'7" (4.03m x 3.52m)

EN-SUITE SHOWER/WC 8'11" max x 3'6" (2.71m x 1.06m)

BEDROOM 2 9'8" x 9' (2.94m x 2.74m)

BEDROOM 3 9' x 7'9" (2.74m x 2.36m)

BEDROOM 4 9' x 6'11" (2.74m x 2.11m)

FAMILY BATH/SHOWER ROOM/WC 10'10" x 6'10" (3.30m x 2.08m)

FRONT GARDEN

DOUBLE GARAGE 17' x 15'11" (5.18m x 4.86m)

SOUTH FACING REAR GARDEN

Council tax band: E

27 TOR ROAD WEST PEACEHAVEN

TOTAL FLOOR AREA : 155.8 sq.m. (1677 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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