



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.  
**Any floor plans shown are for identification purposes only and are not to scale**  
 Directors: Paul Carruthers Stephen Luck

233a South Coast Road,  
 Peacehaven. BN10 8LD  
 Tel: 01273 585001  
 e: peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
 Tel: 01273 303064  
 e: saltdean@carruthersandluck.co.uk

Lettings department:  
 233a South Coast Road, BN10 8LD  
 e: lettings@carruthersandluck.co.uk  
 Company registration no: 08884155



Find us on Facebook  
 Carruthers Luck



Follow us on  
 Instagram  
 @carruthersandluck



# C&L

carruthersandluck  
 salesandlettings

30 Downs Walk, Peacehaven, BN10 7ST

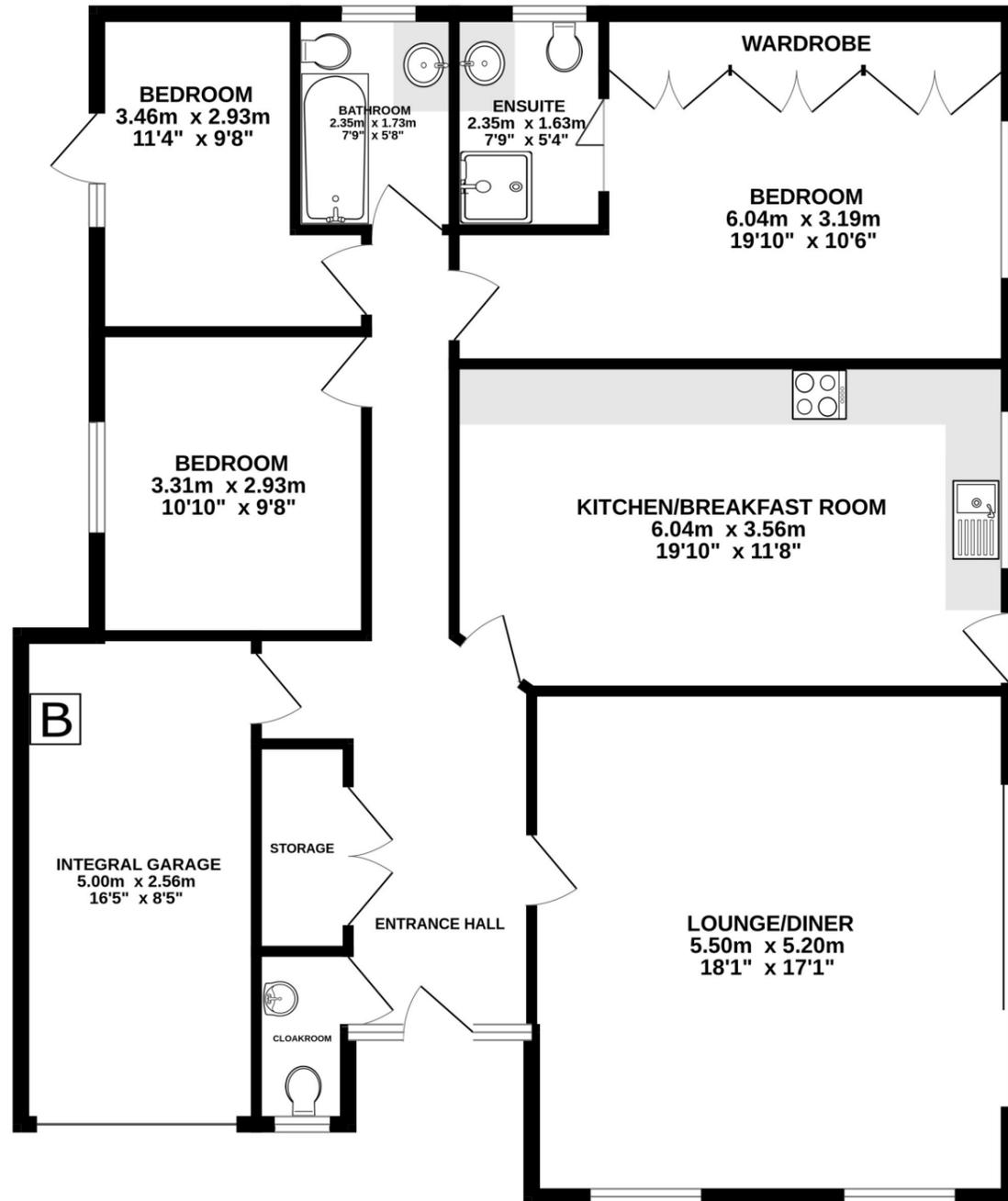
EPC : C

£525,000



www.carruthersandluck.co.uk

**GROUND FLOOR**  
126.4 sq.m. (1361 sq.ft.) approx.



This large, spacious, light and airy 3 bedroom detached bungalow is situated in a favoured road in North Peacehaven, located close to The Oval Park, 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 a wealth of living accommodation with its 18' dual aspect lounge/dining room, 19'9" south facing kitchen/dining room, three good sized bedrooms with bedroom one benefitting from a selection of floor to ceiling built in wardrobe and en-suite shower room.

The family bathroom, en-suite shower room and cloak room/wc are all completed with modern white suites, the spacious entrance hall has a double cloak cupboard and allows access to the integral garage.

Outside: the property is located on a corner plot and offers gardens to three sides, there is also a private drive that provides off road parking and access to the garage via its electric door.

The accommodation with approximate room measurements comprises:

**ENTRANCE HALL**

**SOUTH FACING KITCHEN/DINING ROOM 19'9" x 11'8" (6.01m x 3.55m)**

**DUAL ASPECT LOUNGE/DINING ROOM 18' x 17' (5.48m x 5.18m)**

**SOUTH FACING BEDROOM 1 19'9" max x 10'6" (6.01m x 3.20m)**

**EN-SUITE SHOWER ROOM/WC 7'9" x 5'4" (2.36m x 1.62m)**

**BEDROOM 2 10'10" x 10'3" (3.30m x 3.12m)**

**BEDROOM 3 11'4" x 9'11" (3.45m x 3.02m)**

**BATHROOM/WC 7'8" x 5'8" (2.33m x 1.72m)**

**CLOAKROOM/WC**

**INTEGRAL GARAGE 17'1" max x 8'5" max (internal measurements) (5.20m x 2.56m)**

**GARDENS**

**Council tax band: E**

30 DOWNS WALK PEACEHAVEN

TOTAL FLOOR AREA : 126.4 sq.m. (1361 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.  
Made with Metropix ©2024