



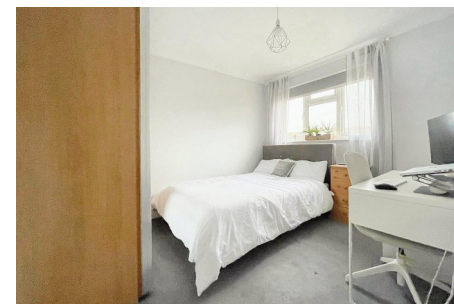
# C&L

carruthersandluck  
salesandlettings

36 Balcombe Road, Peacehaven, BN10 7RP

EPC : C

£325,000

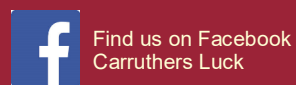


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**Any floor plans shown are for identification purposes only and are not to scale**  
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This well presented and spacious 3 bedroom mid terrace house is located in a popular road and is situated close to Chatsworth Park, local schools and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour. The property has been much improved by its current owners and offers a great amount of modern living space with its good size south facing lounge, large kitchen/dining room which is fitted with high gloss units and integral appliances that include fridge/freezer, washing machine, dishwasher, microwave oven, oven, hob and cooker hood.

The first floor is access via a glass balustrade staircase which opens to the galleried landing, the three bedrooms are all good size rooms with bedroom one benefiting from a built in wardrobe, the bathroom is complete with its modern white suite that comprises of a panelled bath, vanity unit with wash basin and low level wc.

Outside: the front garden is block paved and provides off road parking, the rear garden is well landscaped and offers two good size patios and a lawn area.

**The accommodation with approximate room measurements comprises:**

**ENTRANCE HALL 3'5" x 2'11" (1.04m x 0.88m)**

**SOUTH FACING LOUNGE 16' x 15'1" (4.87m x 4.59m)**

**KITCHEN/BREAKFAST ROOM 15'11" x 10'11" (4.85m x 3.32m)**

**FIRST FLOOR LANDING**

**SOUTH FACING BEDROOM 1 11'4" x 8'11" (3.45m x 2.71m)**

**BEDROOM 2 11'1" x 9'5" (3.37m x 2.87m)**

**SOUTH FACING BEDROOM 3 7'10" x 6'8" (2.38m x 2.03m)**

**BATHROOM/WC 7'8" x 6'1" (2.33m x 1.85m)**

**FRONT GARDEN**

**REAR GARDEN**

**Council tax band: C**

