



C&L

carruthersandluck
salesandlettings

38 Horsham Avenue, Peacehaven, BN10 8HX

EPC : D

£389,950



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Any floor plans shown are for identification purposes only and are not to scale
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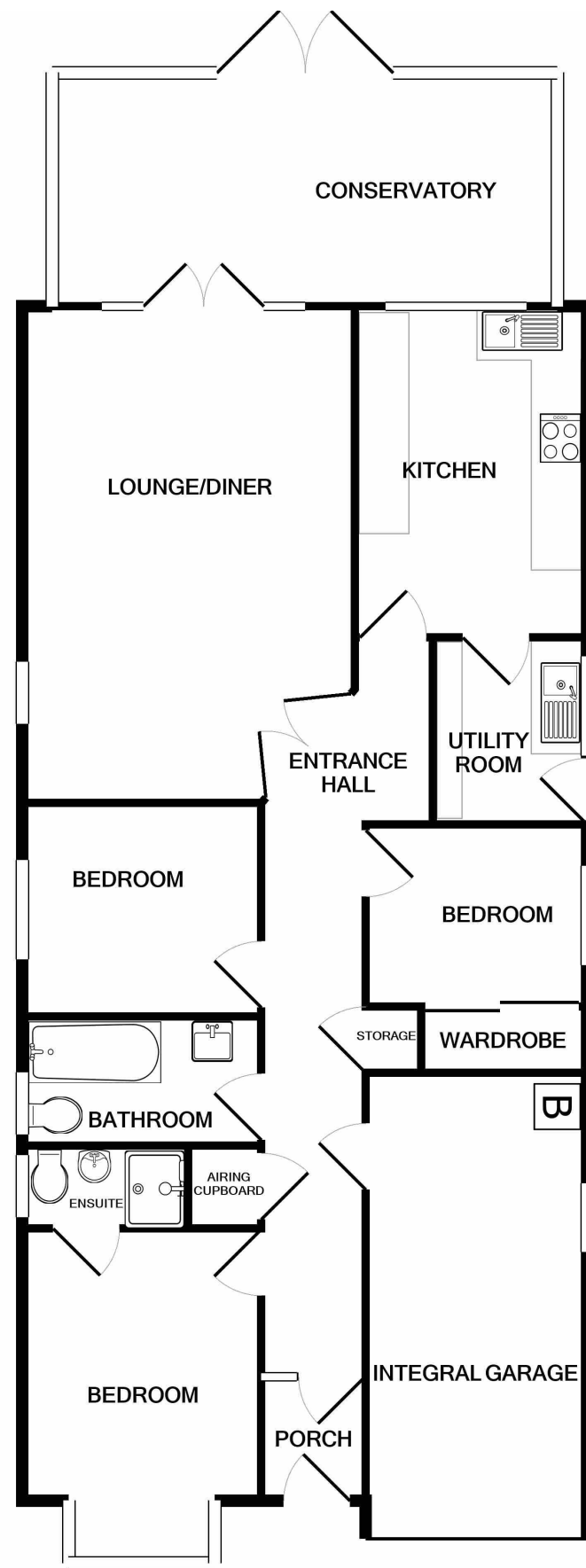
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This spacious 3 bedroom detached bungalow is located in a no through road close to the Cliff Top Promenade, local shops and bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour. The property comprises of a good size dual aspect lounge/dining room, west facing conservatory, kitchen, utility room, bathroom/wc and en-suite shower room/wc.

Benefits include gas central heating, double glazing, off road parking, garage with electric door and a west facing rear garden.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 19'6" x 13' (5.94m x 3.98m)

WEST FACING CONSERVATORY 20'x 9'2" (6.10m x 2.79m)

KITCHEN 13' x 9'2" (3.98m x 2.79m)

UTILITY ROOM 7'4" x 6'1" (2.23m x 1.85m)

BEDROOM 1 13'3" into bay x 9'5" (4.05m x 2.86m)

EN-SUITE SHOWER ROOM/WC 3'5" x 6'5" max (1.05m x 1.95m)

BEDROOM 2 9'5" x 8'5" (2.86m x 2.56m)

BEDROOM 3 6'11" x 8'8" (2.10m x 2.64m)

BATHROOM/WC 9'4" x 5'1" (2.84m x 1.54m)

OUTSIDE

FRONT GARDEN

INTEGRAL GARAGE 18'4" max x 8'7" max (internal measurements) (5.58m x 2.61m)

WEST FACING REAR GARDEN

Council tax band: D

38 HORSHAM AVENUE PEACEHAVEN
TOTAL APPROX. FLOOR AREA 118.0 SQ.M. (1270 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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