

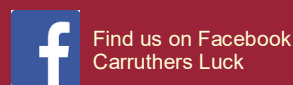


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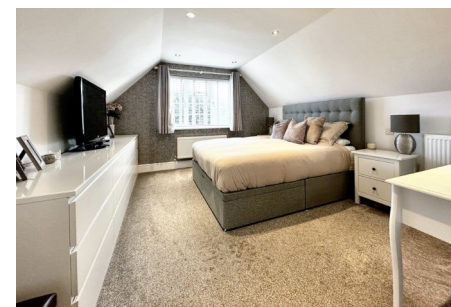
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8 Greenhill Way, Peacehaven, BN10 7UL

EPC : C

£599,950



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A superbly presented and very spacious detached 4 bedroom house located in a quiet close and backing directly onto open fields. The property has been completely refurbished and extended to a high standard by the present owners and has so many features that an internal viewing is highly recommended. Among the improvements are new plastering and decoration, new flooring, new heating including a high pressure system, a rewire, an newly fitted kitchen and 3 new bathrooms.

The front door leads to an entrance hall with double doors to the south facing lounge to the left and then to the right into a superb reception hall which is a room in itself. The reception hall has a feature central staircase. The hall also has a feature wall, Karndean flooring and double doors to the Dining room which has matching flooring and a wide arch to the Lounge. The lounge is a particular feature of the house being south facing with a wide bay window and a further window to one side. The current owners have installed a gas flame effect fire with an inset for a tv above. The Kitchen is to the rear of the house and has been newly fitted with a wide range of high gloss units on two walls finished with a solid wood working surface. The kitchen has built in appliances to include a fridge, freezer, dishwasher, double oven and a hob. The floor is attractively finished with a wood effect Karndean floor. The Kitchen opens out into a new extension which provides 2nd Dining/Breakfast area with sliding patio doors to the rear garden, a side window and a roof lantern providing lots of light.

Also on the ground floor are 2 generous size double bedrooms and a large family bathroom which has a bath, wash basin and WC and has attractive tiling to the walls and floor. A door from the hallway gives access to the former garage which is reduced in size but offers excellent storage space and has power and light.

The feature central staircase rises to the first floor galleried landing with 2 cupboards and a velux window. There are then 2 large bedrooms, each having their own newly installed en-suite shower rooms and both also having floor to ceiling mirror fronted wardrobes. The main bedroom is a very large room that overlooks the front garden. The en-suite has a large shower cubicle, wash basin and WC and its nicely tiled to the walls and floor. The second bedroom again has its own newly fitted en-suite shower room. Both rooms also have access to a useful eaves storage area.

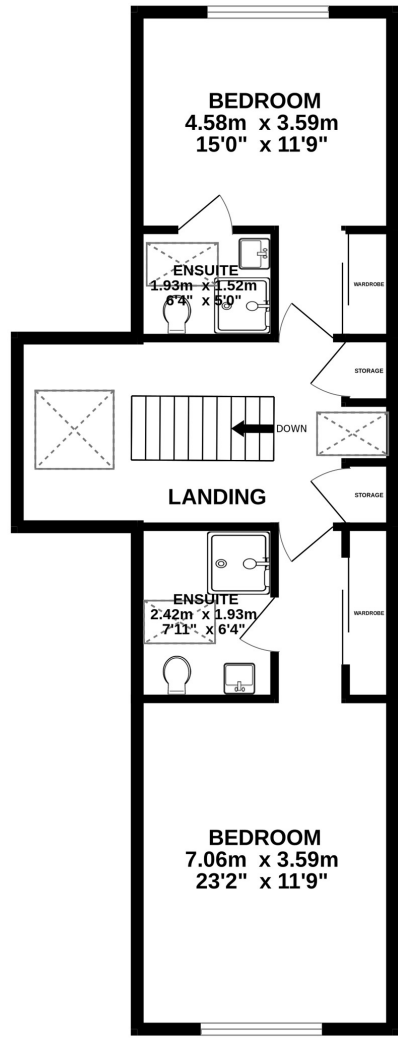
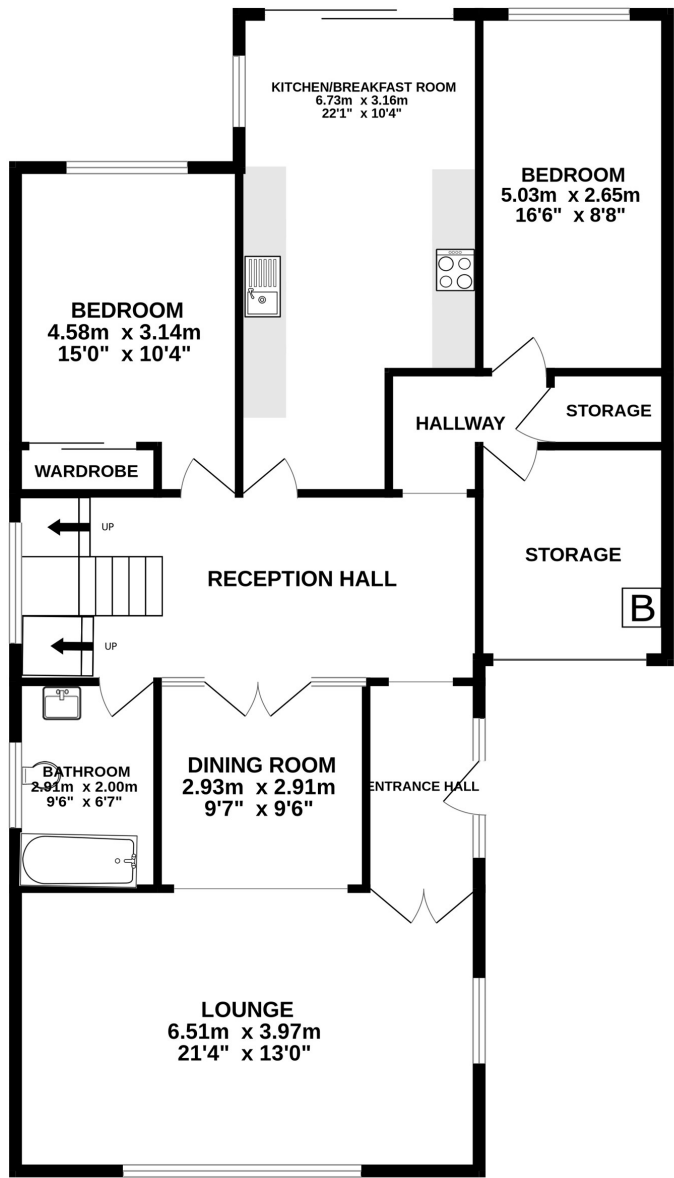
Outside, the property has a driveway with parking for 2/3 cars and a front lawn. The rear garden is a particular feature of the house as it backs directly on to an open field and has lovely countryside views. The garden is fully enclosed with fencing to both sides and a new half level brick wall to the rear. The garden has been nicely laid out with a large 'L' shaped patio area with plenty of space for garden furniture. There is also a level lawn with a summer house in one corner.

Greenhill way was built in the late 1980's by a reputable local builder and consists of only a few, high quality homes. It is very conveniently situated for buses providing frequent access to Brighton City Centre and is also close to primary schools and the secondary school. To the north of the property are some fabulous countryside walks while the sea is less than a mile to the south.

Council tax band: E

GROUND FLOOR
123.2 sq.m. (1326 sq.ft.) approx.

1ST FLOOR
55.7 sq.m. (600 sq.ft.) approx.



8 GREENHILL WAY PEACEHAVEN

TOTAL FLOOR AREA : 178.9 sq.m. (1926 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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