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Any floor plans shown are for identification purposes only and are not to scale
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Guide Price

£425,000

EPC : C



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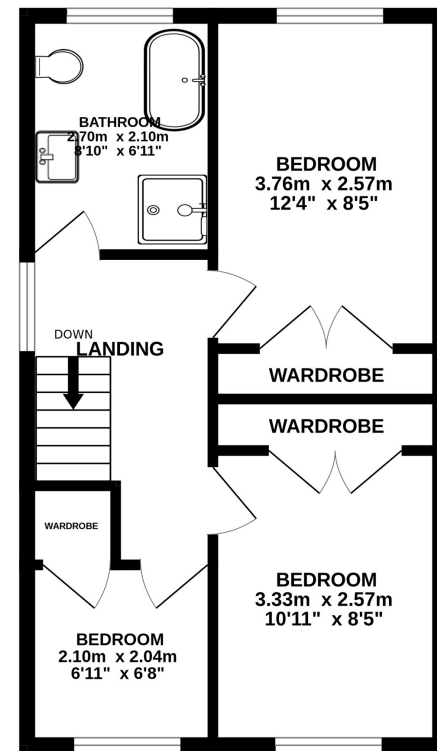
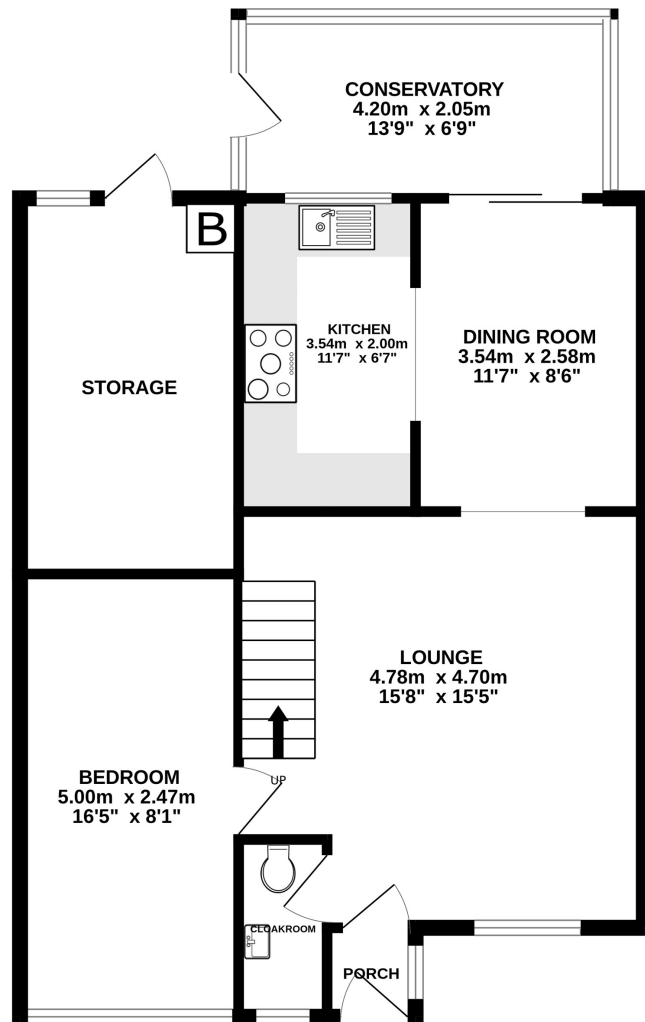
This well presented, light and airy 4 bedroom family house is located in a sought after position in North Peacehaven, situated close to downland walks and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Harbour and Newhaven Train Station.

The property offers a great amount of living space with its south facing lounge that leads to a good size dining room which provides access to the kitchen and conservatory. The kitchen is fitted with high gloss cream units with some integrated appliances which include a fridge/freezer, dishwasher, double oven and electric hob. Bedroom four is located on the ground floor and offers the potential to be used as another reception/day room, the remainder three are situated in the first floor and are all equipped with built in wardrobes, the bath/shower room is complete with a modern whites suite and comprises of a free standing bath, shower cubical, vanity unit with wash basin and under floor heating.

Outside: the front garden offers ample off road parking and the rear garden is well landscaped with its patio and lawn areas, there is also the use of a good store room that offers the potential of a home gym or office.

GROUND FLOOR
71.1 sq.m. (766 sq.ft.) approx.

FIRST FLOOR
38.4 sq.m. (414 sq.ft.) approx.



10A TELSCOMBE ROAD PEACEHAVEN

TOTAL FLOOR AREA : 109.6 sq.m. (1180 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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The accommodation with approximate room measurements comprises:

- ENTRANCE PORCH 3'4" x 2'11" (1.01m x 0.88m)
- HALL
- CLOAKROOM/WC 6'5" x 2'11" (1.95m x 0.88m)
- SOUTH FACING LOUNGE 15'8" max x 15'4" (4.77m x 4.67m)
- DINING ROOM 11'8" x 8'5" (3.55m x 2.56m)
- CONSERVATORY
- KITCHEN 11'7" x 6'9" (3.53m x 2.05m)
- SOUTH FACING BEDROOM 4/RECEPTION 16'2" x 8' (4.92m x 2.43m)
- FIRST FLOOR LANDING
- BEDROOM 1 12'2" x 8'5" (3.70m x 2.56m)
- SOUTH FACING BEDROOM 2 10'10" x 8'5" (3.30m x 2.56m)
- SOUTH FACING BEDROOM 3 6'10" x 6'8" (2.08m x 2.03m)
- BATH/SHOWER ROOM/WC 8'8" x 6'9" (2.64m x 2.05m)
- FRONT GARDEN
- REAR GARDEN
- STORE ROOM 14'3" x 7'6" (4.34m x 2.28m)

Council tax band: D