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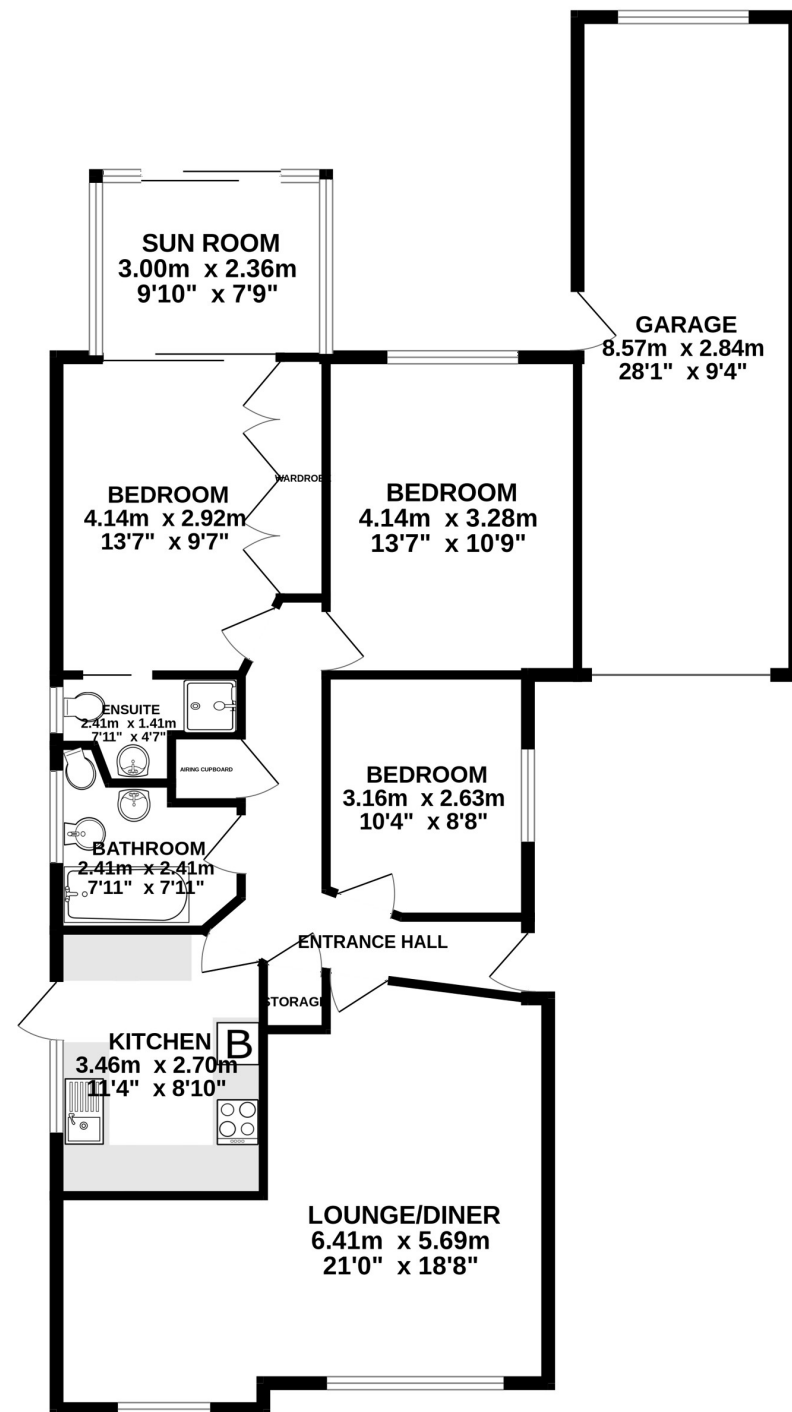
EPC : E

£399,950



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GROUND FLOOR
118.4 sq.m. (1275 sq.ft.) approx.



15A HODDERN AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 118.4 sq.m. (1275 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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This spacious 3 bedroom detached bungalow is located in no through road just north of the A259 South Coast Road, situated 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 Harbour and Newhaven Train Station.

The property requires some modernisation and is offered with no onward chain. The accommodation comprises of a west facing L-shape lounge/dining room, a nice size kitchen, a family bathroom/wc, sun room, three good size bedrooms with bedroom one benefiting from built in wardrobes and a en-suite shower room/wc.

Outside: the front garden has lawn and shrub area's, the private drive offers ample off road parking and access to the double length garage via its electric roller door. The rear garden is well landscaped with its patio, lawn and shrub area's.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

WEST FACING L-SHAPE LOUNGE/DINING ROOM 21' max x 17'3" max (6.40m x 5.25m)

KITCHEN 11'4" x 8'10" (3.45m x 2.69m)

SUN ROOM 9'10" x 8'3" (2.99m x 2.51m)

BEDROOM 1 13'4" x 9'6" to built in wardrobes (4.06m x 2.89m)

EN-SUITE SHOWER ROOM/WC 7'11" x 3'11" (2.41m x 1.19m)

BEDROOM 2 13'7" x 10'8" (4.14m x 3.25m)

SOUTH FACING BEDROOM 3 10'3" x 8'7" (3.12m x 2.61m)

BATHROOM/WC 7'11" max x 7'10" max (2.41m x 2.38m)

FRONT GARDEN

GARAGE 28'1" max x 9'3" max (internal measurements) (8.55m x 2.81m)

REAR GARDEN

Council tax band: D