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

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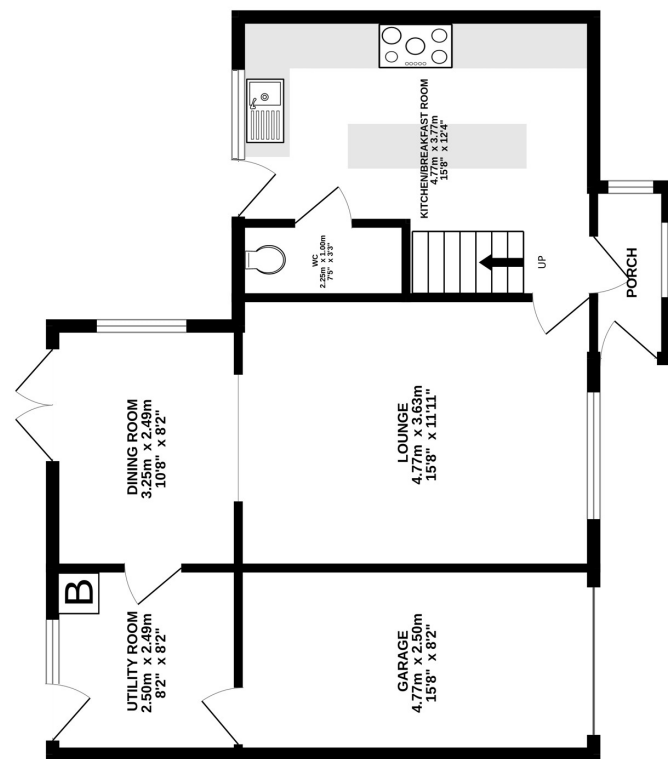
EPC : C

£425,000

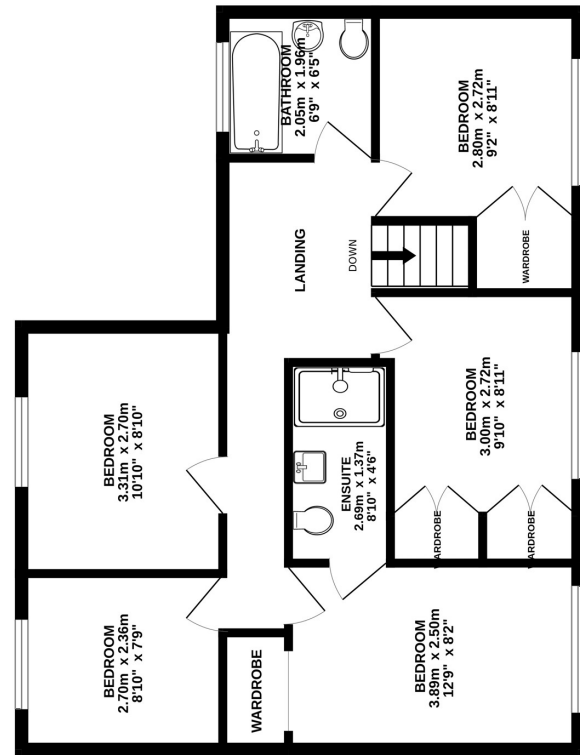


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GROUND FLOOR
63.8 sq.m. (687 sq.ft.) approx.



1ST FLOOR
62.5 sq.m. (673 sq.ft.) approx.



11 TURNPIKE CLOSE PEACEHAVEN

TOTAL FLOOR AREA : 126.3 sq.m. (1360 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 5 bedroom semi-detached family house is situated in a small residential close in the Centre of Peacehaven and is located close to local parks, shops and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour. The property offers a great amount of living space with its dual aspect kitchen/breakfast room with its high gloss grey units and some integrated appliances that include a dish washer and full length freezer, west facing lounge which leads to the dual aspect dining room.

The five bedrooms are all good size rooms with bedroom one being offered with an en-suite shower room/wc. There is also a good size utility room, cloak room and a family bathroom/wc.

Outside: the front garden offers off road parking and allows access to the garage, the rear garden is well landscaped with its patio and slate chipping areas.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 7'9" x 3' (2.36m x 0.91m)

DUAL ASPECT KITCHEN/BREAKFAST ROOM 15'7" max x 9'5" max (4.74m x 2.87m)

CLOAKROOM/WC 7'5" max x 2'10" (2.26m x 0.86m)

WEST FACING LOUNGE 15'7" x 11'11" (4.74m x 3.63m)

DUAL ASPECT DINING ROOM 10'8" x 8'2" (3.25m x 2.48m)

UTILITY ROOM 8'2" x 7'8" (2.48m x 2.33m)

FIRST FLOOR LANDING

WEST FACING BEDROOM 1 13' x 7'11" (3.96m x 2.41m)

EN-SUITE SHOWER ROOM/WC 8'5" into shower cubical x 3'9" (2.56m x 1.14m)

BEDROOM 2 10'10" x 8'8" (3.30m x 2.64m)

BEDROOM 3 9'2" x 8'11" (2.79m x 2.71m)

WEST FACING BEDROOM 4 9'9" x 8'5" (2.97m x 2.56m)

BEDROOM 5 8'10" x 7'9" (2.69m x 2.36m)

BATHROOM/WC 6'4" x 6'4" (1.93m x 1.93m)

FRONT GARDEN

INTEGRAL GARAGE 17' max x 8'7" max (internal measurements) (5.18m x 2.61m)

REAR GARDEN

Council tax band: C