



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

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

Directors: Paul Carruthers Stephen Luck

233a South Coast Road,
Peacehaven. BN10 8LD
Tel: **01273 585001**
e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG
Tel: 01273 303064
e:saltdean@carruthersandluck.co.uk

Lettings department:
233a South Coast Road, BN10 8LD
e: lettings@carruthersandluck.co.uk
Company registration no: 08884155



Find us on Facebook
Carruthers Luck



Follow us on
Instagram
@carruthersandluck



C&L

carruthersandluck
salesandlettings

50 Sutton Avenue, Peacehaven, BN10 7NY

EPC : D

£375,000



www.carruthersandluck.co.uk

A very well presented 3 bedroom detached bungalow situated on level ground in an ideal location for local shops and buses being just a few yards from the Meridian Shopping Centre and also to the A259 Coast Road with its excellent bus service providing easy access to Brighton City Centre. The health Centre and local primary and secondary schools are in walking distance.

The bungalow has been well maintained and improved by the present owners, particularly the west facing rear garden with its new multi-level decking.

The front door leads to a spacious entrance hall which also has a rear door to the rear garden and floods the hall with light. The lounge is to the rear of the property and has French doors to the rear garden. The lounge also has a dining area with space for a good size table. The kitchen is fitted with a range of base cupboards and drawers with matching wall units and space for all appliances. The kitchen overlooks the front garden. There are two good sized double bedrooms and a third single bedroom. The present owners have refitted the bathroom which is also attractively tiled.

Outside the property has a garage with power and light and a door to the rear garden. There is a shingle driveway with parking for 2/3 cars. The rear garden is west facing and is laid to lawn with flower and shrub borders. A particular feature of the garden is the newly constructed multi-level deck with various areas for seating etc.

The property is being offered for sale with no onward chain.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL 33' IN LENGTH (10.05m)

LOUNGE 11'10" x 10'6" (3.60m x 3.20m)
DINING AREA 11'2" x 9'3" (3.40m x 2.81m)
(TOTAL LENGTH OF LOUNGE/DINING ROOM IS 23')

KITCHEN 10' x 8' (3.04m x 2.43m)

BEDROOM 1 14'2 x 11' (4.31m x 3.35m)

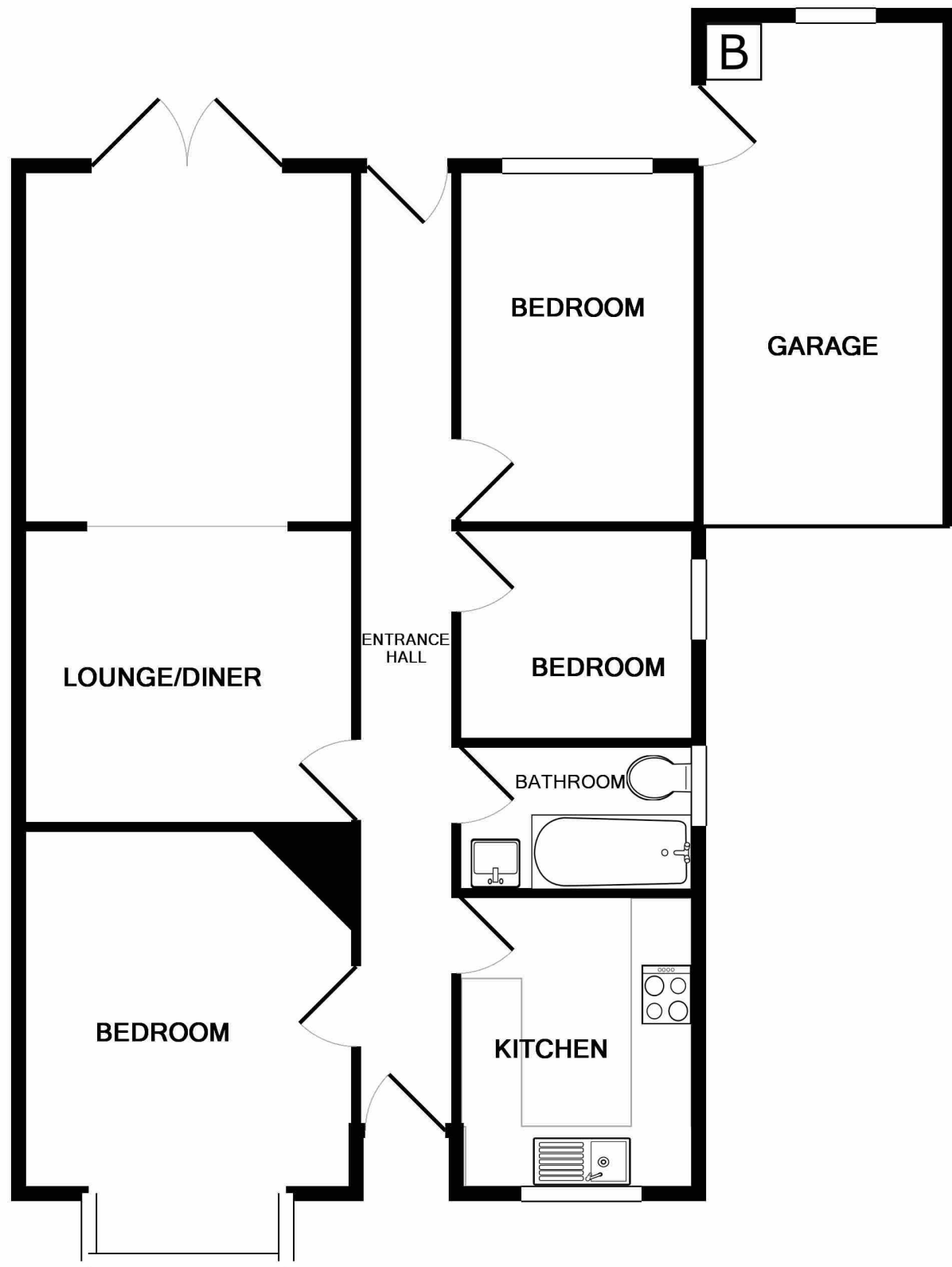
BEDROOM 2 11'10" x 8'6" (3.60m x 2.59m)

BEDROOM 3 8'6" x 6' (2.59m x 1.82m)

BATHROOM 8' x 5' (2.43m x 1.52m)

GARAGE 16'9" x 8'1" (5.10m x 2.46m)

GARDENS



50 SUTTON AVENUE PEACEHAVEN
 TOTAL APPROX. FLOOR AREA 82.6 SQ.M. (889 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

Made with Metropix ©2019