

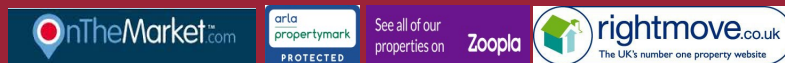


These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to 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



C&L

carruthersandluck
 salesandlettings

109 Phyllis Avenue, Peacehaven, BN10 7RG

EPC : C

£385,000



www.carruthersandluck.co.uk

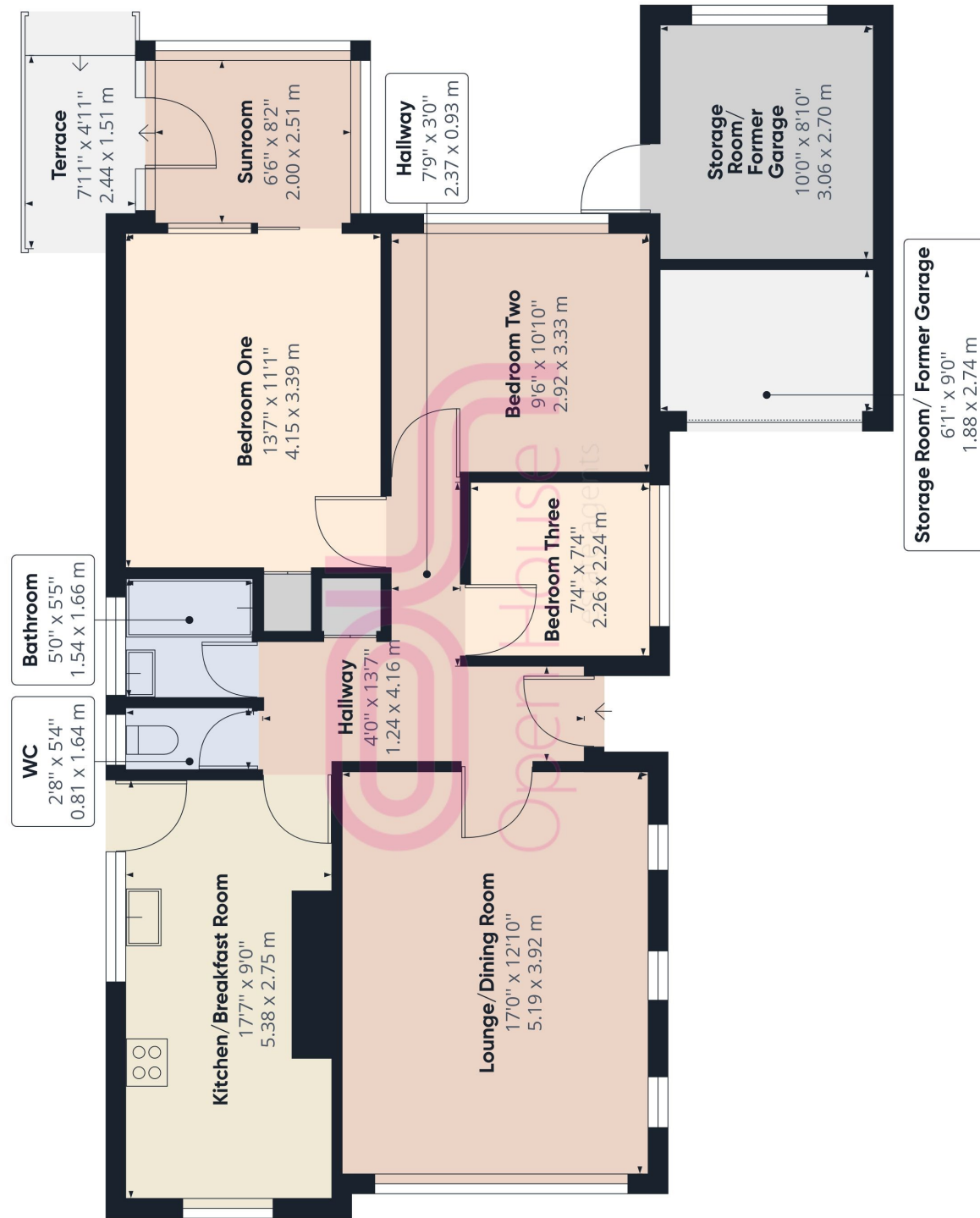


Approximate total area⁽¹⁾
1060.47 ft²
98.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



This WELL PRESENTED bungalow is located in CENTRAL PEACEHAVEN and as such offers easy access to all of the towns amenities, alongside local schools and bus routes too. This home is considered the perfect choice for a growing family or retirees looking for an easy to maintain property. The accommodation throughout is light and bright and offers a dual aspect lounge dining room which is more than adequate for your soft furnishings and a table and chairs too. Close by lies the modern kitchen/breakfast room which combines a wealth of storage, work surfaces, breakfast bar and appliance space too. A handy door from here offers access to a side path which leads to both the front and rear gardens. Three bedrooms are offered, all of which are a comfortable size, accompanying these is a modern bathroom and a separate wc. Completing the interior of this super home is a sun room which is the perfect spot to admire the gardens. Exterior space will not disappoint, the front garden has been hard landscaped to offer off road parking and is flanked by a long private drive offering further parking and inturn leads to the garage/storage space. Lastly, the rear garden is an absolute delight and consists of a level lawn, mature shrubs, patio and a timber deck with a fitted canopy above,

The accommodation with approximate room measurements comprises:

Lounge/Dining Room 5.18m (17'0") x 3.91m (12'10")

Kitchen/Breakfast Room 5.36m (17'7") x 2.74m (9'0")

Bedroom One 4.14m (13'7") x 3.38m (11'1")

Bedroom Two 3.30m (10'10") x 2.90m (9'6")

Bedroom Three 2.24m (7'4") x 2.24m (7'4")

Sun Room 2.49m (8'2") x 1.98m (6'6")

Carruthers & Luck Estate Agents cannot guarantee the accuracy of these details as we have been asked to act on a sub-agent basis.