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

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# C&L

**carruthersandluck**  
salesandlettings

**42 Bramber Avenue, Peacehaven, BN10 8HR**

**EPC : D**

**£299,950**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

A 3 bedroom detached bungalow offered for sale with NO ONWARD CHAIN in a fantastic location close to the A259 Coast Road with its local shops, café's, restaurants and much more. The coast road also benefits from its bus services to Brighton City Centre and Eastbourne Town Centre. The property is now in need of modernisation but would be a great option for someone looking to put their own stamp on something.

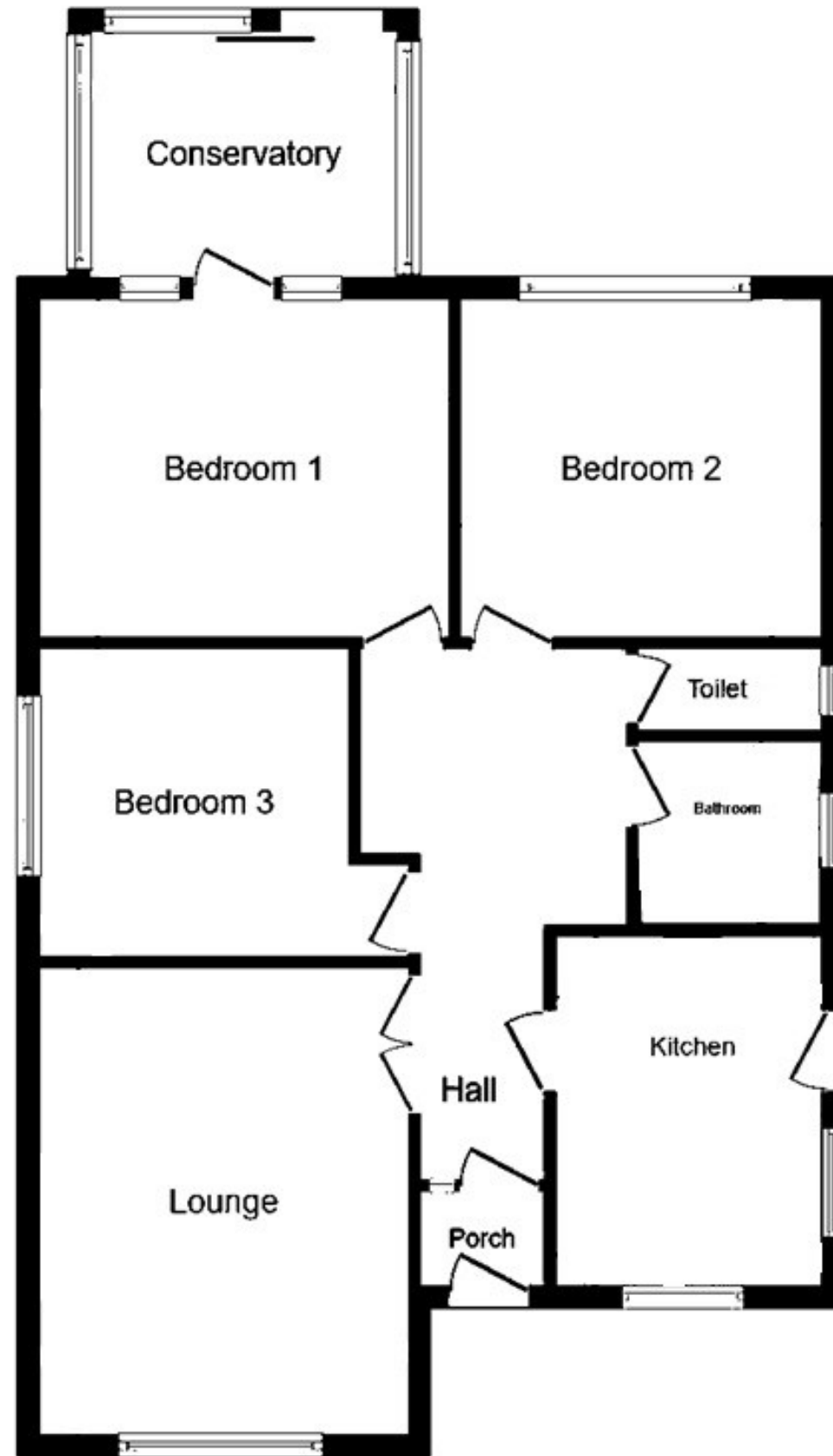
The front door leads to an entrance porch. Another door leads to the spacious hallway with a hatch to the loft space. Through to the lounge, this is a good size with a large window overlooking the front garden. The dual aspect kitchen is also spacious, however it would now benefit from modernisation whilst it currently consists of a range of base and wall units. With the benefit of a kitchen door onto the driveway, this allows easy access straight into the kitchen and to the side of the property.

The bungalow benefits from three double bedrooms. One of which has access on to a conservatory with a door onto the rear garden. Bedroom two is also overlooking the rear garden and is west facing. Bedroom three is south facing and bathed in natural light throughout the day.

From the hallway, there is access onto a bathroom with a panelled bath and shower over, there is also a wash basin. Next to the bathroom is a separate WC.

Outside of the property is a fantastic size rear garden. With this being west facing, the sun will be shining down towards the end of the day. There is also a garage with a long driveway in front to the side of the property.

This property has great potential and an internal viewing is highly recommended.



#### **ENTRANCE PORCH**

#### **HALL**

**LOUNGE 14'10" x 11'10" (4.52m x 3.60m)**

**DUAL ASPECT KITCHEN 11'4" x 8'6" (3.45m x 2.59m)**

**BEDROOM 1 13'4" x 10'10" (4.06m x 3.30m)**

**CONSERVATORY 9'10" x 7'9" (2.99m x 2.36m)**

**BEDROOM 2 11'4" x 10'10" (3.45m x 3.30m)**

**BEDROOM 3 11'10" x 9'11" (3.60m x 3.02m)**

**BATHROOM 5'10" x 5'9" (1.77m x 1.75m)**

**SEPARATE WC 5'10" x 2'5" (1.77m x 0.73m)**

#### **GARAGE**

#### **GARDENS**

**Council tax band: C**