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

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31 Neville Road, Peacehaven, BN10 8PE

EPC : D

£450,000

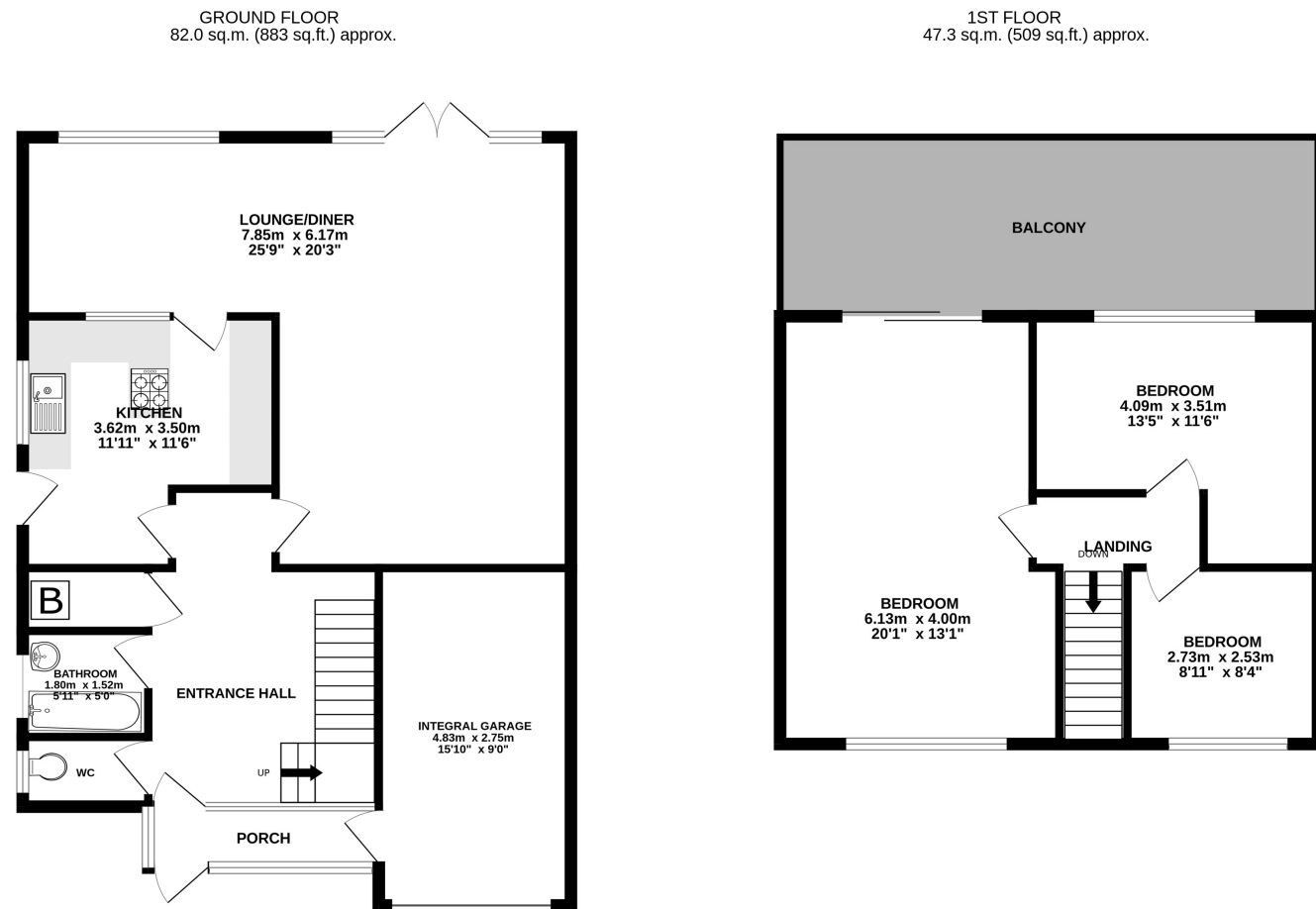


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This spacious, bright and airy 3 bedroom semi detached house is located on the sought after south side of the A259 South Coast Road and is backing on to the Cliff Top Promenade, close to local shops and bus services to Brighton City Centre and Eastbourne Town Centre.

The property is being sold with no onward chain and benefits from direct access to the Cliff Top Promenade with coastal and sea views across the English Channel. The accommodation comprises of a large L-shape south facing lounge/dining room, a good size kitchen, three good size bedrooms with bedroom one providing access to a large south facing roof terrace that enjoys breath taking coastal and sea views, bathroom and separate wc.

Outside: The front garden offers access to the garage via its private drive, the south facing rear garden offers addition space to entertain the family and is adjacent to the Cliff Top Promenade.



31 NEVILLE ROAD PEACEHAVEN

TOTAL FLOOR AREA: 129.3 sq.m. (1392 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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The accommodation with approximate room measurements comprises:

- ENTRANCE PORCH 8'8" x 3' (2.64m x 0.91m)**
- SPACIOUS ENTRANCE HALL**
- SOUTH FACING L-SHAPE LOUNGE/DINING ROOM 25'9" x 20'3" (7.84m x 6.17m)**
- KITCHEN 11'10" x 11'5" (3.60m x 3.47m)**
- BATHROOM 6' x 4'11" (1.82m x 1.49m)**
- SEPARATE WC 6'1" x 4'11" (1.85m x 1.49m)**
- FIRST FLOOR LANDING**
- DUAL ASPECT BEDROOM 1 20'1" x 11'10" (6.12m x 3.60m)**
- SOUTH FACING ROOF TERRACE**
- SOUTH FACING BEDROOM 2 13'4" max x 11'6" max (4.06m x 3.50m)**
- BEDROOM 3 8'11" x 8'3" (2.71m x 2.51m)**
- FRONT GARDEN**
- INTEGRAL GARAGE 15'11" max x 9' max (internal measurements) (4.85m x 2.74m)**
- SOUTH FACING REAR GARDEN**

Council tax band: D