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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



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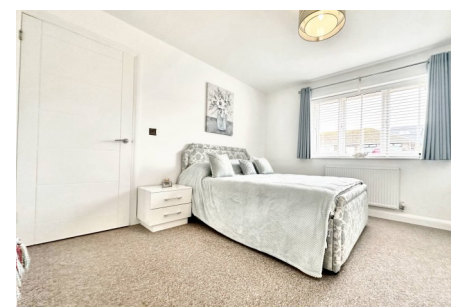
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17a Cliff Avenue, Peacehaven, BN10 8QG

EPC : B

£515,000



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This beautifully presented 3 bedroom detached bungalow situated on the south side of the A259 Coast Road. Locally you will find shops, schools, cafe's and much more. There are also regular bus services to Brighton City Centre and Eastbourne Town Centre. Just a short walk away from the front door are some steps that lead down onto the under cliff, fantastic for dog walking or just a leisurely stroll with some panoramic sea views.

Step through the front door and you immediately get the feeling of space with the large entrance hall. The hall has two cupboards, one of which houses the boiler, washer dryer and a radiator. The other is also great for storage. An open plan living style is the WOW factor with its lounge/kitchen/diner facing east catching the morning sun. With this room being open plan, it is the perfect place to entertain family and friends on those special occasions. The kitchen is fantastic and has a range of high gloss base cupboards and drawers with matching wall cupboards. There is also a built in oven and hob.

There are 3 bedrooms all of which are doubles. Bedroom one is west facing and benefits from large, fitted wardrobes. There is also an en-suite to comprise of a wash basin, shower cubicle and wc. Bedroom two is also west facing and has fitted wardrobes still leaving plenty of room for any other necessary furniture. Bedroom three is currently used as a separate living room but has more than enough space to be another double bedroom.

To complete the internal accommodation there is a large family bathroom to comprise of a panelled bath, separate shower cubicle, wash basin and wc.

Through the bifold doors is a fantastic rear garden with open aspect behind the property. The garden is easy to maintain with its astro turf area surrounded by shrubs. Stepping onto the paved patio is a summer house that has power and light and an arbour bench on the other side. To the front, there is space for several vehicles and to the side is an electric car charger.

The current owner has also had soffit lights fitted around the exterior and solar panels to make the property more efficient using natural resources.

To truly appreciate this bungalow an internal viewing is a must!

The accommodation with approximate room measurements comprises:

ENTRANCE HALL 23'7" x 4'2" (7.18m x 1.27m)

TRIPLE ASPECT LOUNGE/KITCHEN/DINING ROOM 29'2" x 22'6" (8.89m x 6.85m)

WEST FACING BEDROOM 1 13' x 12'3" into fitted wardrobes (3.96m x 3.73m)

EN-SUITE SHOWER ROOM/WC 9' x 4'11" (2.74m x 1.49m)

WEST FACING BEDROOM 2 11'11" x 11'10" into fitted wardrobes (3.63m x 3.60m)

BEDROOM 3 11'11" x 11'3" (3.63m x 3.42m)

BATH/SHOWER ROOM/WC 12'3" x 8'1" (3.73m x 2.46m)

FRONT GARDEN

REAR GARDEN

Council tax band: E

