



31 Neville Road, Peacehaven, BN10 8PE

£425,000

CarruthersandLuck  
SalesandLettings



## 31 Neville Road

### Peacehaven

This spacious, bright and airy 3 bedroom semi detached house is located on the sought after south side of the A259 South Coast Road. It 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.

- On the south side of the A259 Coast Road
- No Onward Chain
- South facing garden
- Sea Views



# 31 Neville Road

Peacehaven

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

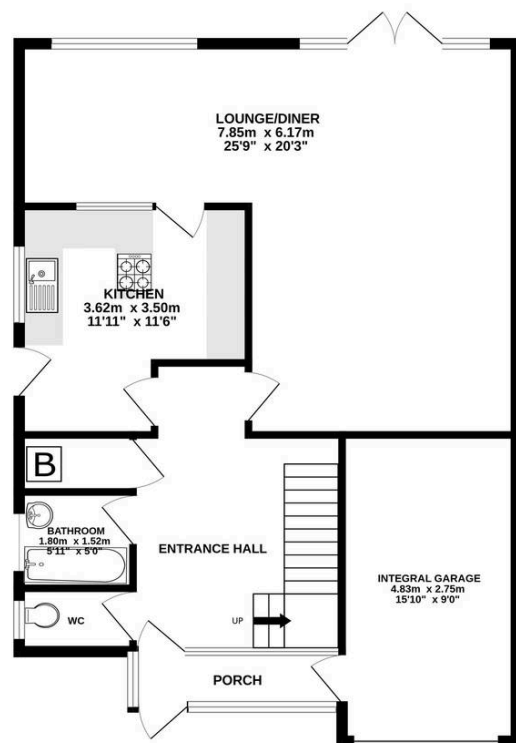
Council Tax band: D

Tenure: Freehold

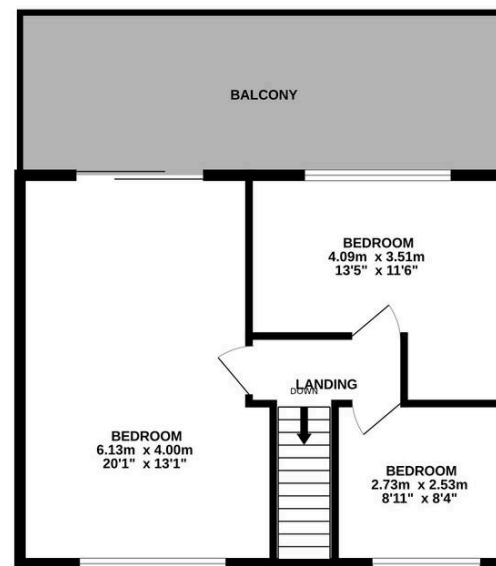
EPC Energy Efficiency Rating: D



GROUND FLOOR  
82.0 sq.m. (883 sq.ft.) approx.



1ST FLOOR  
47.3 sq.m. (509 sq.ft.) approx.



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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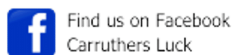
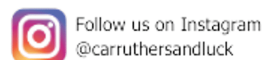
# Carruthers and Luck Sales and Lettings

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