



80 Gladys Avenue, Peacehaven, BN10 8FF

£350,000

Carruthers and Luck
Sales and Lettings



80 Gladys Avenue

Peacehaven

A very well presented, bright and spacious 3 bedroom End of terrace house built only 8 years ago and located in a nice road with off street parking for 2 cars and a West facing rear garden. The property has a bright and spacious feel with a good size Lounge and open plan kitchen.

A new composite front door leads to a good size Entrance Hall. There is a ground floor Cloakroom/WC and the hall has wood effect flooring. The Hall leads to the Lounge/Dining room which is at the rear of the house and is a bright dual aspect room with wide French doors to the rear garden. The owners have the lounge area to one end overlooking the rear garden and then a Dining room table between the Lounge and the Kitchen. The Kitchen, being only 8 years old is still modern and has integrated appliances to include an oven, hob, fridge/freezer, dishwasher and washing machine. The Kitchen overlooks the front garden and into the close.

The first floor has 3 bedrooms and 2 bathrooms. The main Bedroom has built in wardrobes and its own En-Suite Shower room with shower cubicle, wash basin and low level WC. The other 2 Bedrooms overlook the rear garden and are nice bright rooms. A family Bathroom completes the accommodation on the first floor.



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Being an end of terrace, the house has the benefit of its own side pathway and gate to the rear garden. The front garden is laid to lawn with a path to the front door. The property also has the benefit of 2 allocated parking spaces directly in front of house. The rear garden is particularly nice and is neatly laid to lawn and has a paved patio area. To the end of the garden is a useful shed and small child's play area. Its worth noting that the rear garden is West facing so gets the sun until the end of the day.

ENTRANCE HALL

LOUNGE/DINING ROOM 16'10" x 15'10" (4.90m x 4.60m)

KITCHEN 9'4" x 8' (2.89m x 2.43m)

GROUND FLOOR CLOAKROOM/WC

BEDROOM 1 13'3" x 10'3" (4.05m x 3.13m)

EN-SUITE SHOWER ROOM 6'8" x 5'2" (2.07m x 1.58m)

BEDROOM 2 10'8" x 9' (3.29m x 2.74m)

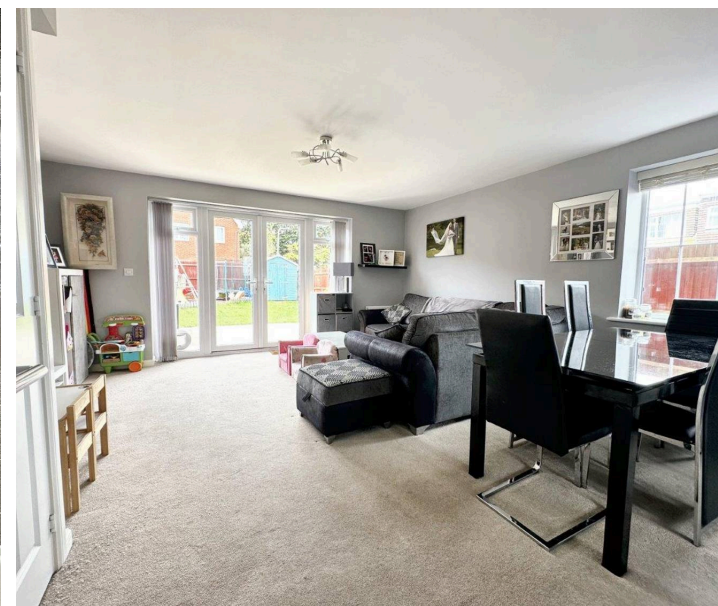
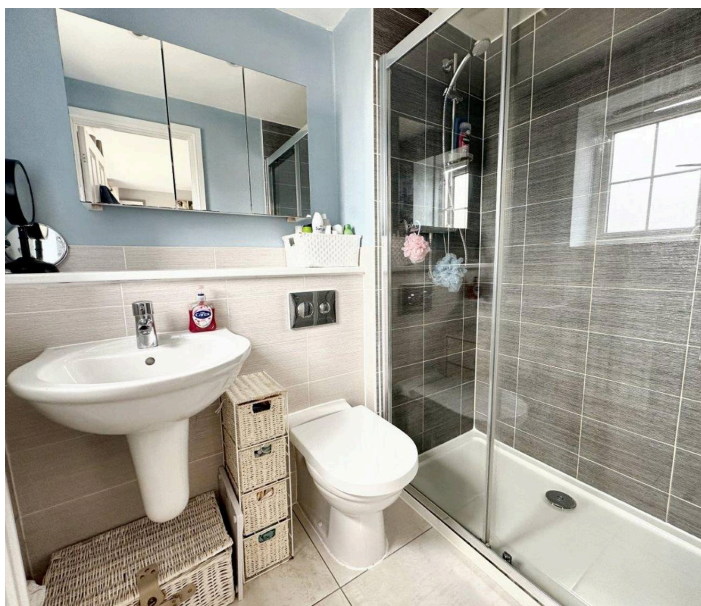
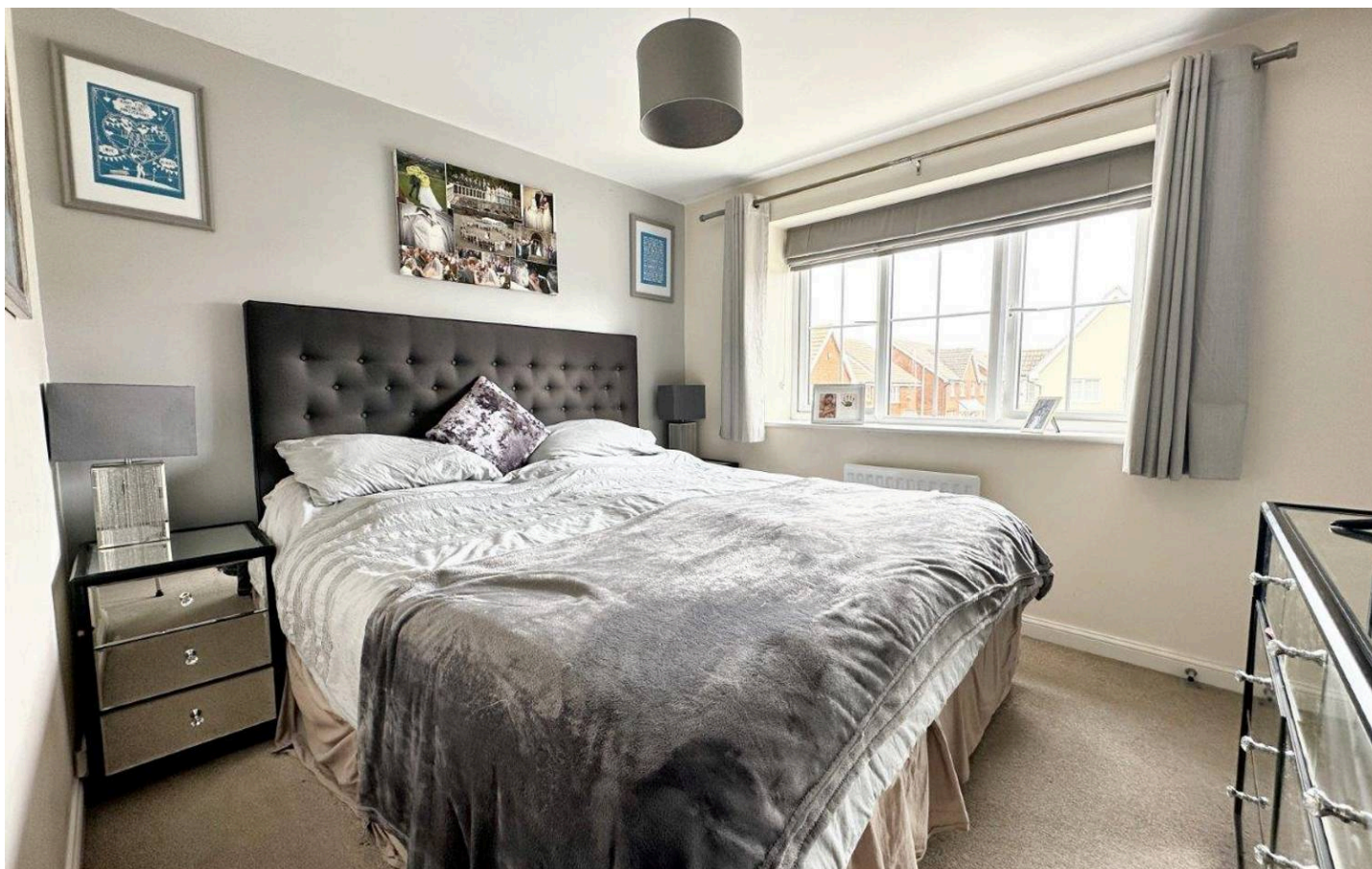
BEDROOM 3 10'8" x 6'5" (3.29m x 1.98m)

BATHROOM 7' x 4'10" (2.13m x 1.24m)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





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Directors: Paul Carruthers Stephen Luck



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