



22 Glynn Road, Peacehaven, BN10 8AT

£650,000

CarruthersandLuck  
SalesandLettings



## 22 Glynn Road

### Peacehaven

A Superbly presented and very spacious detached 5/6 bedroom house having been really well maintained and improved by the present owners of over 20 years.

The front door leads to a very spacious 23' entrance hall with oak flooring and an understairs cupboard. The ground floor has 2 large reception rooms and a 27' kitchen/dining room the spans the rear of the house and opens out into the rear garden. The main living room has a large window overlooking the front. There is then a second living room that again overlooks the front. This room also has concealed water pipes so could easily be converted into a bedroom with en-suite if required, forming part of a potential annexe. The kitchen/dining room is a particular feature of the house being a lovely bright open plan room overlooking, and opening out onto the rear garden. The kitchen is fitted with an extensive range of white high gloss units with flush handleless cupboards and drawers and matching wall units. The kitchen is finished with a high quality granite working surface that extends to the breakfast bar area. The kitchen has built in appliances to include an American style double width fridge/freezer, dishwasher, double ovens and hob. The floor is finished with an attractive herringbone pattern oak floor. There is space for a large dining table and a set of wide patio doors to the rear garden. The kitchen has LED lighting.



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## Peacehaven

The house has so much space and is in level condition throughout. Properties of this size and condition don't come up very often and we would highly recommend a viewing.

ENTRANCE HALL 25' in length

LIVING ROOM 18' x 12'6"

RECEPTION ROOM 2 16'4" x 12'8"

KITCHEN/DINING ROOM 27'5" x 9'7"

UTILITY ROOM 10'3" x 5'3"

SHOWER ROOM 7'6 x 7'3"

BEDROOM 5/STUDY 10'8" x 9'4"

BEDROOM 1 12'9" x 12'2"

DREESING ROOM 12'6" x 5'9"

BEDROOM 2 13'6" x 8'10"

BEDROOM 3 9'10" x 9'8"

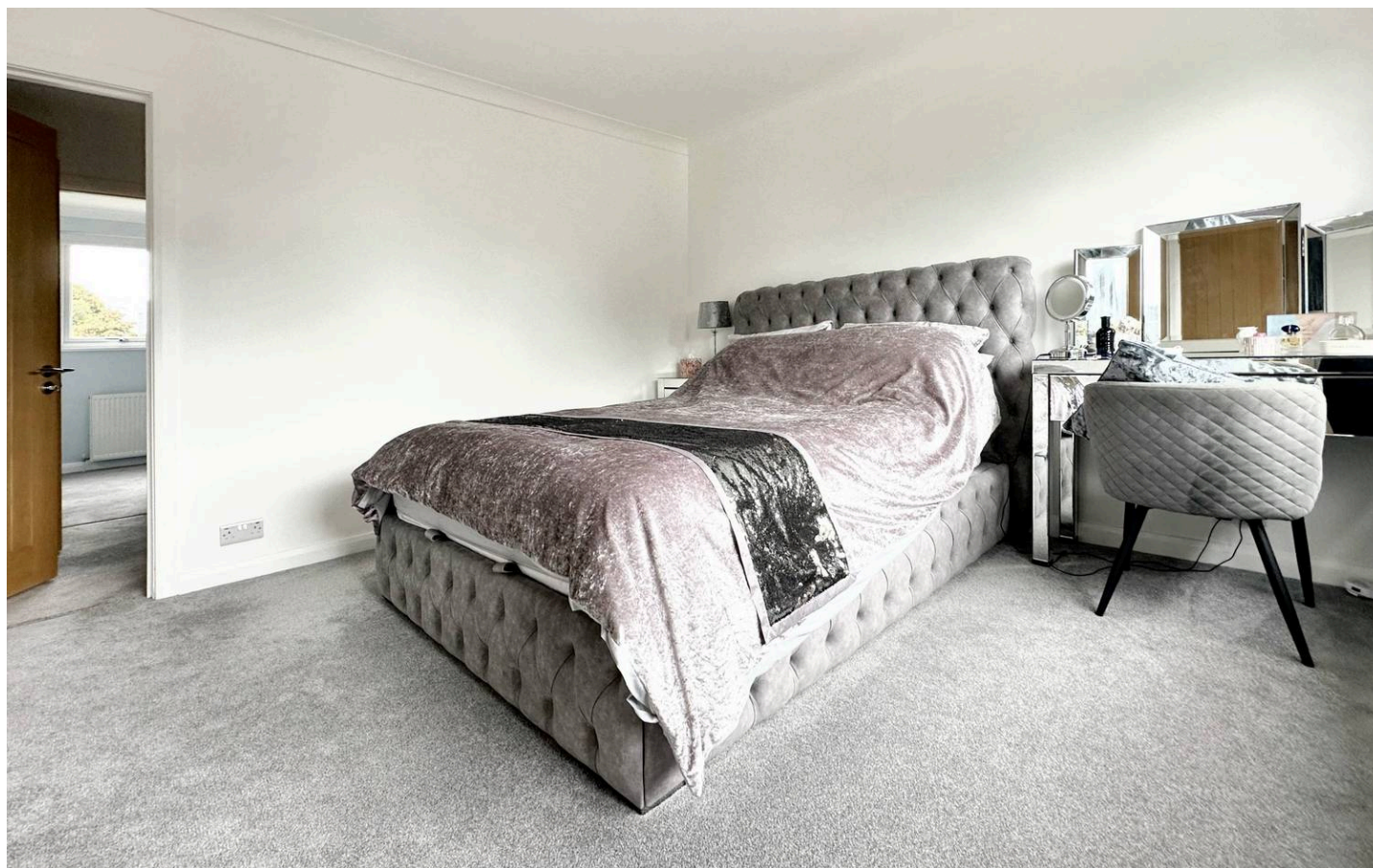
BEDROOM 4 12'10" x 8'9"

BATHROOM 8' X 7'9"

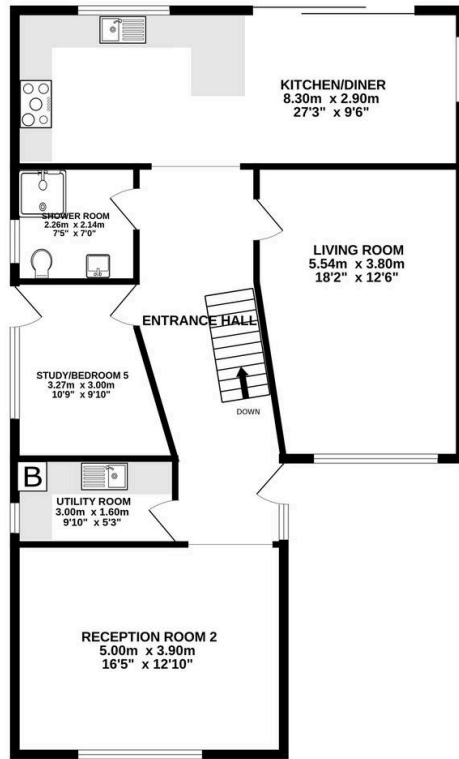
Council Tax band: E

Tenure: Freehold

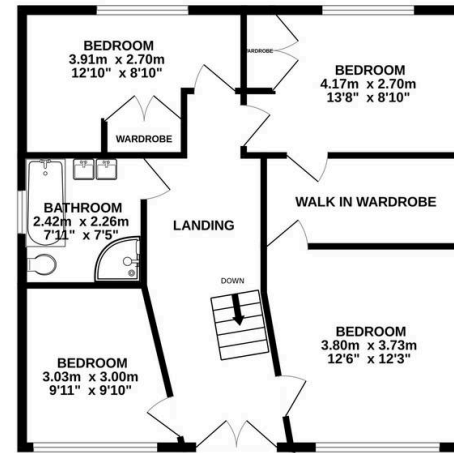
EPC Energy Efficiency Rating: C



GROUND FLOOR  
96.5 sq.m. (1038 sq.ft.) approx.



1ST FLOOR  
67.3 sq.m. (725 sq.ft.) approx.



22 GLYNN ROAD PEACEHAVEN

TOTAL FLOOR AREA : 163.8 sq.m. (1763 sq.ft.) approx.

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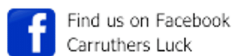
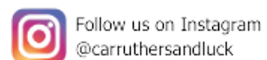
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