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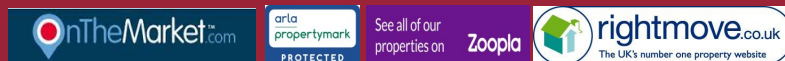
Any floor plans shown are for identification purposes only and are not to scale

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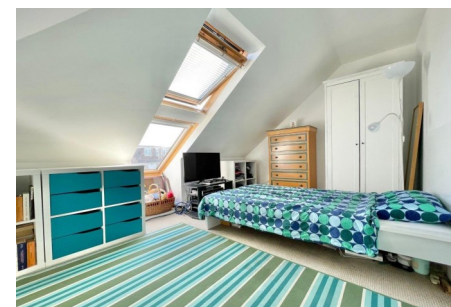
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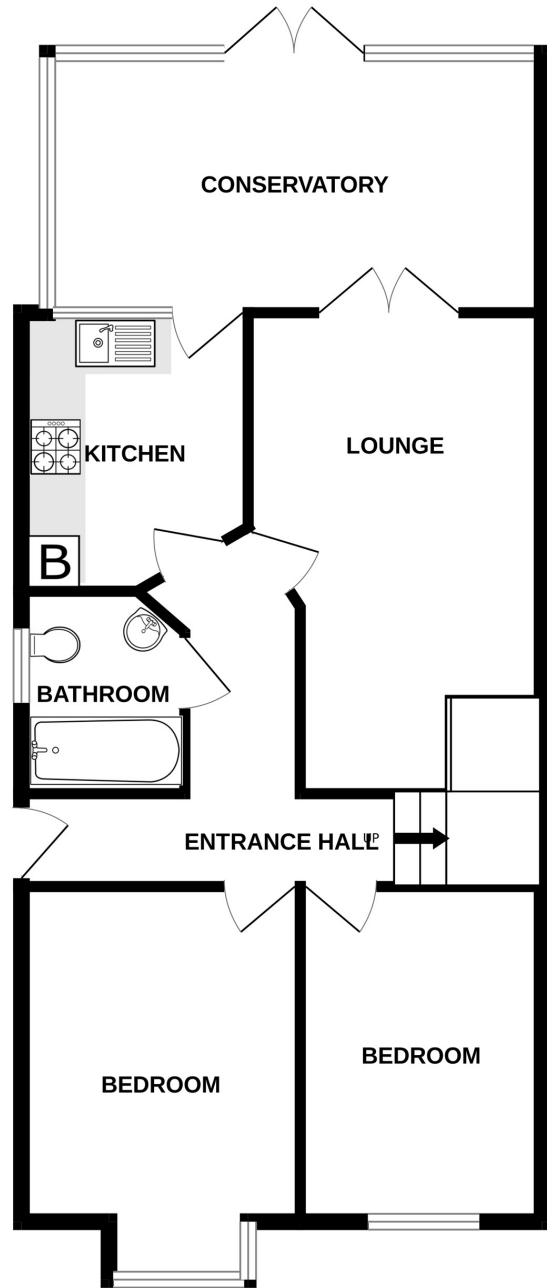
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£349,950

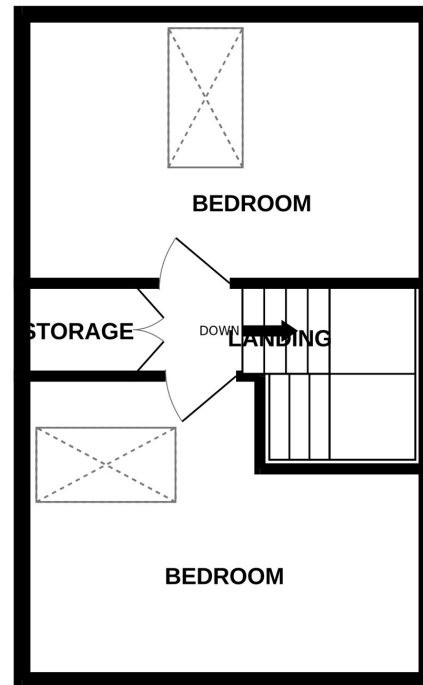


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GROUND FLOOR
70.8 sq.m. (762 sq.ft.) approx.



1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



This light and airy 4 bedroom semi-detached chalet bungalow is located in a favored road close to local shops, bus services to Brighton City Centre and Eastbourne Town Centre, Peace Park with its access to Peacehaven's beaches and under cliff walks. The property offers a pleasant amount of living space which comprises of the kitchen and a good size lounge with understairs storage cupboard which both provide access to the 17'6" conservatory that leads to the rear garden, also on the ground floor there are two west facing double bedrooms and the bathroom/wc, upstairs there are two further good size bedrooms and a storage cup that is located on the landing. Outside the property there is a good size rear garden with a good sized shed with power and lighting that offers the option of a home office or storage space, the front of the property is block paved and provides private off road parking for two vehicles, the side access path offers the option for further storage. Benefits include gas central heating, double glazing and no onward chain.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 17'5" max x 10'4" (5.30m x 3.15m)

KITCHEN 9'9" x 8' (2.97m x 2.44m)

CONSERVATORY 17'6" x 8'11" (5.33m x 2.72m)

WEST FACING BEDROOM 1 13'11" into bay x 10' (4.26m x 3.05m)

WEST FACING BEDROOM 2 11'10" x 8'4" (3.60m x 2.54m)

BATHROOM/WC 7'1" max x 5'7" max (2.15m x 1.69m)

FIRST FLOOR LANDING

BEDROOM 3 14'2" max x 9'6" max (4.33m x 2.89m)

BEDROOM 4 14'2" max x 11'9" max (4.33m x 3.58m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

33A MALINES AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 102.1 sq.m. (1099 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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