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52 Sutton Avenue, Peacehaven, BN10 7NY

EPC : B

£475,000

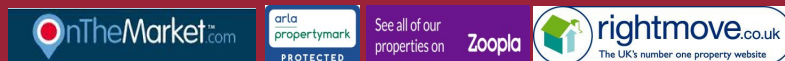


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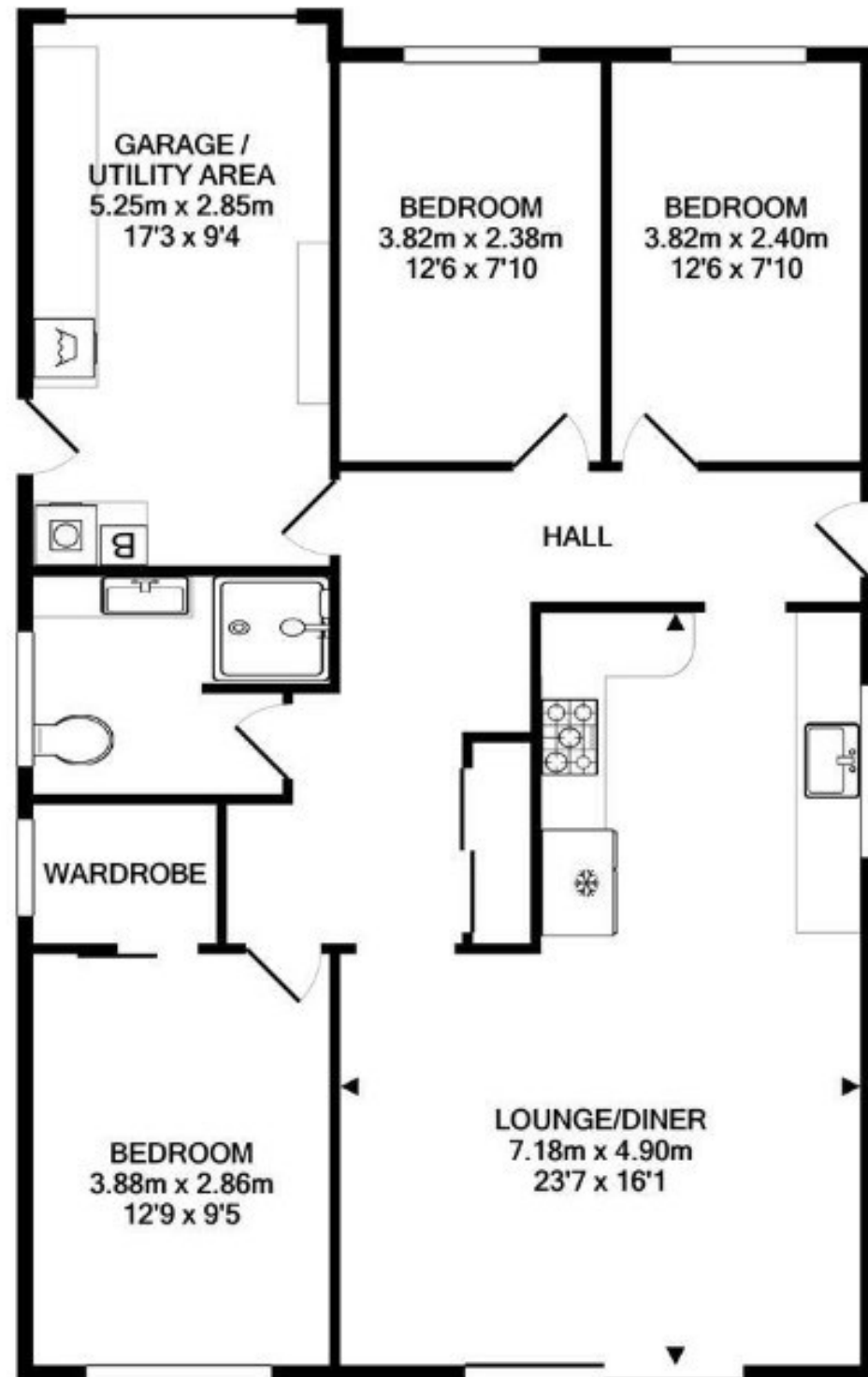
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An incredibly well presented detached 3 bedroom bungalow that has been to subject of considerable improvement by the present owner who have created a high quality, bright, spacious and modern home that would suite everyone from families to the retired. The home has had a great deal of time, effort and money invested into it and a particularly advantageous point is its good EPC rating, scoring a 'B' grade meaning it is very energy efficient.

The front door leads to a spacious hallway with quality flooring, LED soft touch lighting and a hatch with wooden folding stairs to a fully insulated and boarded loft space with 2 Velux windows, power and light. The Kitchen is fitted with a range of white base cupboards and drawers with dark working surfaces and matching handles. Integrated appliances include a double oven, hob and a dishwasher. Space for an American style fridge freezer, LED soft lighting and a wide south facing window. The Kitchen opens up into the main living area with space for a dining table and large sofa's. The flooring throughout is a high quality light grey floor and there are sliding patio doors to the west facing rear garden. The bungalow has three bedrooms and the main bedroom has a walk in dressing room. The family shower room has again been completely refitted using high quality materials and features a large walk in wet area and attractive grey tiling to the walls and floor. Lastly, there is an integral garage with power, light and an electric remote controlled door. The garage is currently used as a Utility and storage room and has built in cupboards and drawers and space for a tumble dryer. There is also a rear door from the garage to the driveway.

The outside of the bungalow has also has a a complete transformation, The front garden is now laid with an attractive light grey block paved driveway with inset lighting and provides parking for 4 cars (one behind the gates). Gates lead to a wide side area with additional parking, ideal for a caravan etc or suitable for an extension to the main bungalow. The rear garden was designed by a landscape architect includes a kids play area and paved patio area with space for a table and chairs. The garden is west facing so attracts the sun all day particularly in the afternoon and evening.

The property is very well situated just a few minutes level walk from the Meridian Shopping Centre, the heath Centre, three local primary schools and a secondary school. At the bottom of the road is the seafront with is varied shops, and frequent bus service allowing easy access into Brighton City Centre. An internal viewing is highly recommended to appreciate the benefits and differences this bungalow has to many others available.



The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LIVING AREA 23'7" x 16'1" (7.18m x 4.90m)

BEDROOM 1 12'9" x 9'5" (3.88m x 2.86m)

EN-SUITE DRESSING ROOM

BEDROOM 2 12'6" x 7'10" (3.82m x 2.40m)

BEDROOM 3 12'6" x 7'10" (3.82m x 2.40m)

SHOWER ROOM

GARAGE 17'3" x 9'4" (5.25m x 2.85m)