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

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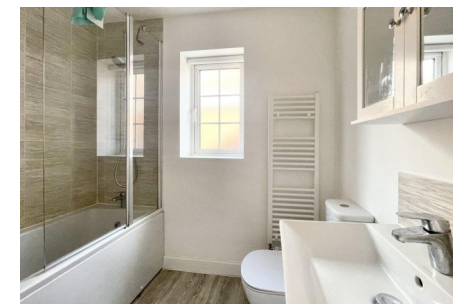
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11 Pipit Way, Peacehaven, BN10 8GS

EPC : B

£450,000



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This spacious and well presented 4 bedroom detached family house is located within the Barrett Homes Development and was completed in 2022. The property offers a great amount of living space with its west facing kitchen/dining room that is complete with white high gloss units, integrated fridge/freezer and integrated dish washer, lounge, four good size bedrooms, there is also an en-suite shower room/wc, bathroom/wc and cloak room wc all three completed with modern white suites. Benefits include gas central heating, double glazing, private drive proving off road parking, detached garage, west facing rear garden, view across open fields and the remainder of a new build warranty.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 16'1" x 10'1" (4.90m x 3.07m)

WEST FACING KITCHEN/DINING ROOM 18'4" x 14' max (5.58m x 4.26m)

CLOAKROOM WC 7'1" x 2'11" (2.15m x 0.88m)

FIRST FLOOR LANDING

WEST FACING BEDROOM 1 10'4" x 9'2" (3.14m x 2.79m)

EN-SUITE SHOWER ROOM/WC 6'6" into shower cubicle x 5'10" (1.98m x 1.77m)

BEDROOM 2 11'9" x 9'2" (3.58m x 2.79m)

BEDROOM 3 8'11" x 8'1" (2.71m x 2.46m)

WEST FACING BEDROOM 4 8'11" x 6'9" (2.71m x 2.05m)

BATHROOM/WC 7'1" x 5'6" (2.15m x 1.67m)

OUTSIDE

FRONT GARDEN

DETACHED GARAGE 21' max x 10'9" max (internal measurements) (6.40m x 3.27m)

WEST FACING REAR GARDEN