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

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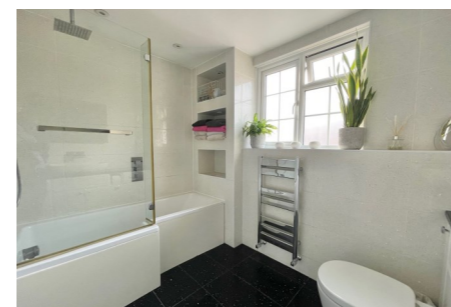
# C&L

carruthersandluck  
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**62 Glynn Road West, Peacehaven, BN10 7SL**

**EPC : C**

**£525,000**



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This well presented and spacious 4 bedroom detached family home offers a modern style of open plan living and is situated in a sought after road in Peacehaven and is located close to "The Oval", downland walks and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property's accommodation includes a large open plan lounge/kitchen/breakfast room: the well designed kitchen area is fitted with high gloss units with a central island that is completed with a five ring gas hob, pop up extractor fan, integrated dishwasher and integrated fridge, you will also discover a large selection of pull out drawers and twin ovens. The lounge area also provides access to the conservatory which offers a light and airy dining space or the option to be used as additional seating.

The four bedrooms are all good size rooms with built in wardrobes and en-suites to bedroom one and bedroom three. The family bathroom, cloakroom/wc and en-suites are all completed with modern white suites. There is a utility room that is a good space to store any extra groceries.

Outside: the front garden is block paved and provides ample off road parking. The rear garden is well landscaped and has a paved patio with steps up to a large raised decked area and summer house which provides a great space for entertaining the family and friends.

Benefits include gas central heating, under floor heating throughout the ground floor, double glazing and an ample amount of storage which is provided by several cupboards and eaves space.

**The accommodation with approximate room measurements comprises:**

**ENTRANCE PORCH 11'8" x 4'5" (3.55m x 1.34m)**

**ENTRANCE HALL**

**LOUNGE/KITCHEN/BREAKFAST ROOM 24' max x 21'4" max (7.32m x 6.50m)**

**uPVC CONSERVATORY 11'4" x 8'2" (3.45m x 2.49m)**

**BEDROOM 3 15'5" max x 8' max (4.70m x 2.44m)**

**EN-SUITE SHOWER ROOM 4'10" x 2'6" (1.47m x 0.76m)**

**EN-SUITE WC 3'1" x 2'1" (0.95m x 0.63m)**

**BEDROOM 4 9'6" x 8'4" (2.89m x 2.54m)**

**UTILITY ROOM 8'8" x 6'10" (2.64m x 2.08m)**

**CLOAK ROOM/WC 4'10" x 2'7" (1.47m x 0.78m)**

**FIRST FLOOR LANDING**

**SOUTH FACING BEDROOM 1 14'10" max x 10'2" max (4.53m x 3.10m)**

**EN-SUITE SHOWER ROOM WC 6'2" x 4'8" (1.88m x 1.42m)**

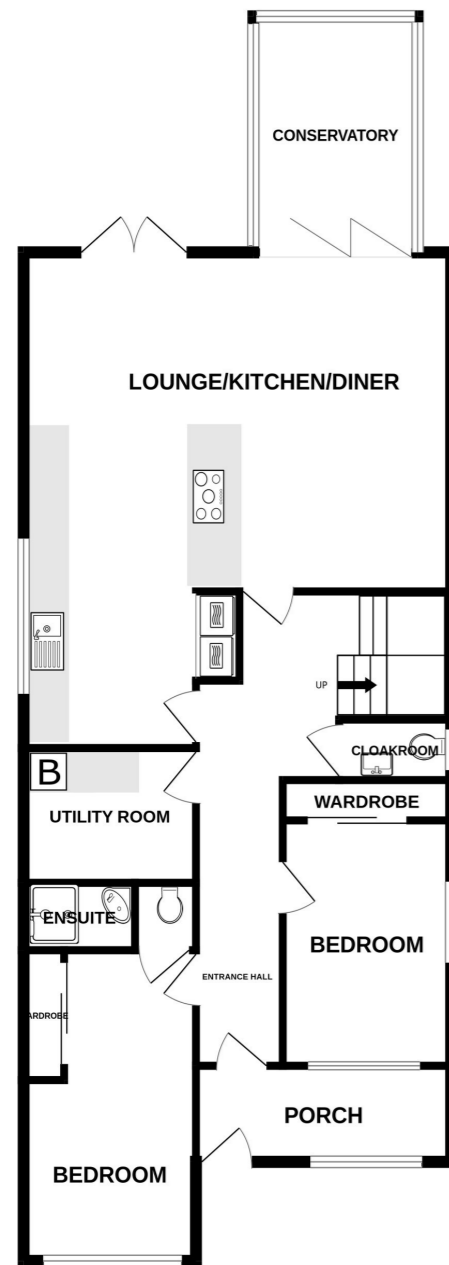
**BEDROOM 2 16'9" max x 10'3" (5.11m x 3.12m)**

**BATHROOM/WC 9'3" max x 5'11" max (2.81m x 1.80m)**

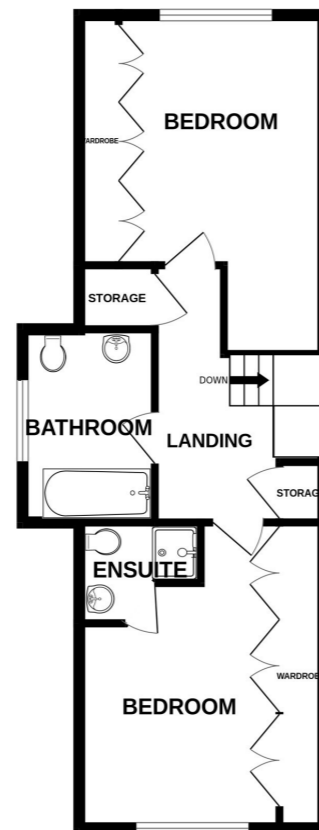
**OUTSIDE**

**FRONT AND REAR GARDENS**

GROUND FLOOR  
100.3 sq.m. (1080 sq.ft.) approx.



1ST FLOOR  
47.2 sq.m. (508 sq.ft.) approx.



62 GLYNN ROAD WEST PEACEHAVEN

TOTAL FLOOR AREA: 147.6 sq.m. (1588 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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