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

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**29 Tor Road West, Peacehaven, BN10 7SU**

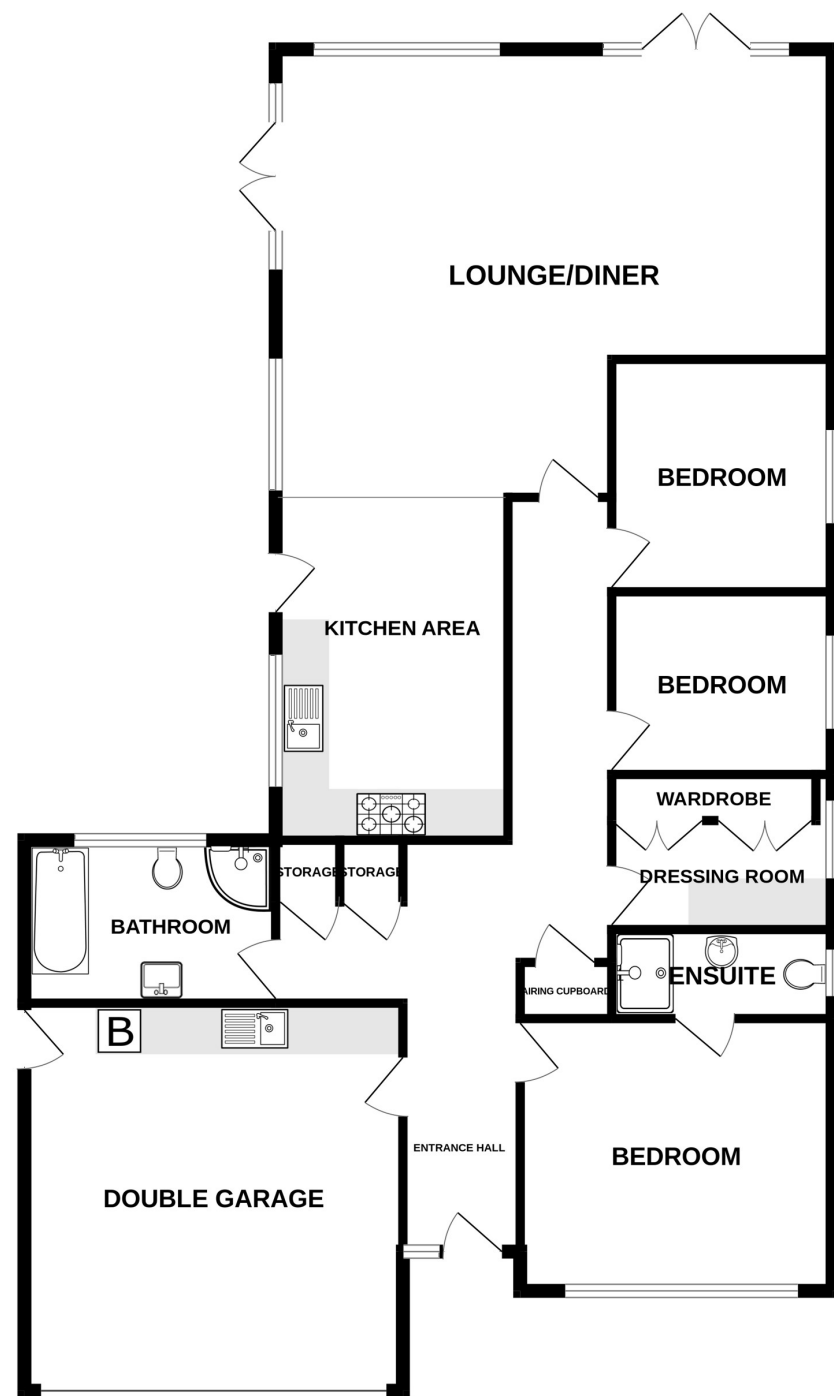
EPC : C

**£550,000**



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GROUND FLOOR  
139.6 sq.m. (1502 sq.ft.) approx.



29 TOR ROAD WEST PEACEHAVEN

TOTAL FLOOR AREA : 139.6 sq.m. (1502 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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This well presented and spacious 4 bedroom detached bungalow is situated in a sought after no through road in North 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 has been well maintained by the current owners and finished to a high standard. The living space comprises of a dual aspect L-shaped lounge/dining room which is a bright and airy room that overlooks the south facing rear garden. The dining area is open plan to a good size modern kitchen that comes complete with surface and low level floor lighting, a Samsung American Style fridge/freezer, Bosch dishwasher, Range Master cooker and hood.

The bedrooms are all good size rooms with an ensuite shower room to bedroom one, bedroom three is currently used as an office and bedroom four as a dressing room.

Both the family bath/shower room and the en-suite shower room are fitted with modern white suites and under floor heating, the family bath/shower room comprises of a panelled bath, vanity unit with wash basin, shower cubicle and wc, the en-suite comprises of a double shower cubicle, vanity unit with wash basin and wc.

Outside: The front garden offers ample off road parking with its private drive that also provides access to the garage that can be accessed via its insulated electric sliding door and internal door. Inside the garage you will find the utility area that provides extra storage, sink unit and space for appliances. The south facing rear garden offers an extended living space with its generously sized paved patio and lawn areas.

The accommodation with approximate room measurements comprises:

**SPACIOUS ENTRANCE HALL**

**DUAL ASPECT L-SHAPE LOUNGE/DINING ROOM 23'7" max x 18'11" (7.18m x 5.76m)**

**KITCHEN 14'5" x 9'7" (4.39m x 2.92m)**

**BEDROOM 1 13'2" x 11'6" (4.01m x 3.50m)**

**EN-SUITE SHOWER ROOM/WC 9'3" x 3'9" (2.81m x 1.14m)**

**BEDROOM 2 9'9" x 9'5" (2.97m x 2.87m)**

**BEDROOM 3/OFFICE 9'4" x 7'9" (2.84m x 2.36m)**

**BEDROOM 4/DRESSING ROOM 9'4" x 6'10" into wardrobes (2.84m x 2.08m)**

**BATH/SHOWER ROOM/WC 10'8" x 6'10" (3.25m x 2.08m)**

**FRONT GARDEN**

**DOUBLE INTEGRAL GARAGE 16'2" max x 15'11" max (internal measurements) (4.92m x 4.85m)**

**SOUTH FACING REAR GARDEN**