

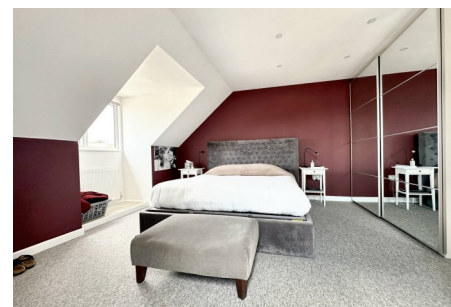
# C&L

carruthersandluck  
salesandlettings

95 Malines Avenue, Peacehaven, BN10 7RW

EPC : B

£465,000



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

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A very spacious and well presented 4 bedroom semi detached house built 5 years ago to a high standard by a well know local builder. The house is really nicely laid out with a feature open plan Living/Kitchen area to the rear overlooking the newly landscaped rear garden. The entrance hall is a good size and immediately gives the feeling of space. The hall leads to the Living area which is very spacious and has sliding doors to the rear garden. The current owners, who have owned the property from new have also added a feature remote control gas burner giving the room a nice focal point. The lounge opens out into a large fully fitted Kitchen/Dining room. The Kitchen is fitted with an extensive range of modern base and wall units with cupboards and drawers and integrated appliances including a Gas hob, electric oven, fridge/freezer, washing machine and dishwasher. There is then plenty of space for a large dining table.

There are two double bedrooms on the ground floor and a nicely fitted modern shower room. On the first floor are two very large double bedrooms, and en-suite shower room to the main bedroom and a family bathroom.

Outside, the house has a block paved driveway with parking for two cars and an electric car charging point. A wide side path leads to the front door and then into the rear garden. The owners have invested a lot of time and money into the rear garden having had it recently landscaped. There is a new 'astroturf' lawn area, a large patio are with a pergola with lighting and space for a hot tub (by separate negotiation) and a large insulated shed with power and light.

The property is situated in a sought after road which is very convenient for local shops, buses and is central to all of the local schools. The bus service, which is only a 2 minute walk provides frequent and easy access to Brighton City Centre and Brighton mainline railway station.

An internal viewing is highly recommended to appreciate the accommodation offered and additional extras that the owners have added such as hardwired fast internet, air conditioning in the living area and quality floor coverings throughout.

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

**ENTRANCE HALL**

**OPEN PLAN LIVING ROOM/KITCHEN 22'5" x 22'3" (6.83m x 6.78m)**  
**LOUNGE AREA 22'5" x 12'10" (6.83m x 3.91m)**  
**KITCHEN/DINING AREA 23'6" x 9'8" (7.16m x 2.94m)**

**BEDROOM 3 14' x 11'5" (4.26m x 3.47m)**  
**BEDROOM 4 12'2" x 10'4" (3.70m x 3.14m)**  
**SHOWER ROOM 6'9" x 4'1" (2.05m x 1.24m)**

**FIRST FLOOR**

**BEDROOM 1 16'1" x 14'10" (4.90m x 4.52m)**  
**EN-SUITE SHOWER ROOM 8'10" x 5'3" (2.69m x 1.60m)**  
**BEDROOM 2 16'1" x 13'10" (4.90m x 4.21m)**  
**FAMILY BATHROOM 9'1" x 5'10" (2.76m x 1.77m)**

**Council tax band: D**

