



# C&L

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salesandlettings

## 61 Gladys Avenue, Peacehaven, BN10 8FF

EPC : B

### £349,950



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**Any floor plans shown are for identification purposes only and are not to scale**  
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This well presented 3 bedroom semi-detached house is located in a popular position close to The Big Park, downland walks, the A259 South Coast Road with its variety of shops and bus services to Brighton City Centre, Eastbourne Town Centre, Seaford and Newhaven Town Centre with its easy access to Newhaven train station and Newhaven harbour.

The property is being offered with no onward chain and comprises of a good size lounge/dining room that gives access to the rear garden and opens to the west facing kitchen that if fitted with high gloss white units and some integrated appliances that include a washing machine, dishwasher and fridge/freezer. The bedrooms are all good size rooms with bedroom one benefitting from built in wardrobes and an ensuite shower room/wc.

The family bathroom, en-suite shower room and cloak room/wc are all completed with modern white suites. Outside: the property offers ample off road parking and the rear garden with its paved patio and lawn areas.

New boiler in November 2023.

The accommodation with approximate room measurements comprises:

**ENTRANCE HALL**

**LOUNGE/DINING ROOM** 16'5" max x 15'6" max (5.00m x 4.72m)

**KITCHEN** 9'3" x 8' (2.81m x 2.43m)

**CLOAKROOM/WC** 5'10" x 3'2" max (1.77m x 0.96m)

**FIRST FLOOR LANDING**

**WEST FACING BEDROOM 1** 12'11" max x 10'2" (3.93m x 3.09m)

**EN-SUITE SHOWER ROOM/WC** 6'8" max x 4'3" max (2.03m x 1.29m)

**BEDROOM 2** 10'3" x 8'9" (3.12m x 2.66m)

**BEDROOM 3** 10'2" x 6'6" (3.09m x 1.98m)

**BATHROOM/WC** 6'10" max x 5'6" max (2.08m x 1.67m)

**FRONT GARDEN**

**REAR GARDEN**

**Council tax band: C**

