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EPC : C

£395,000



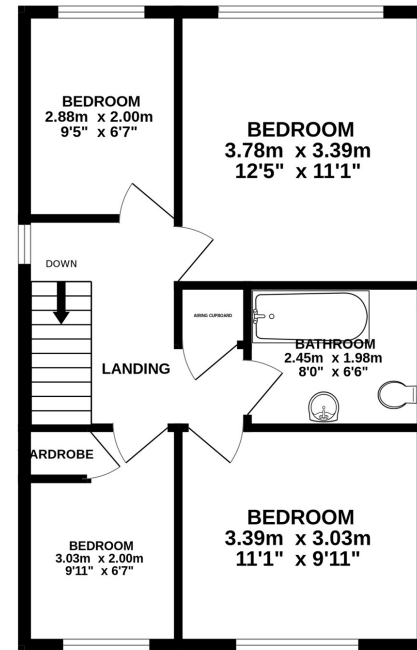
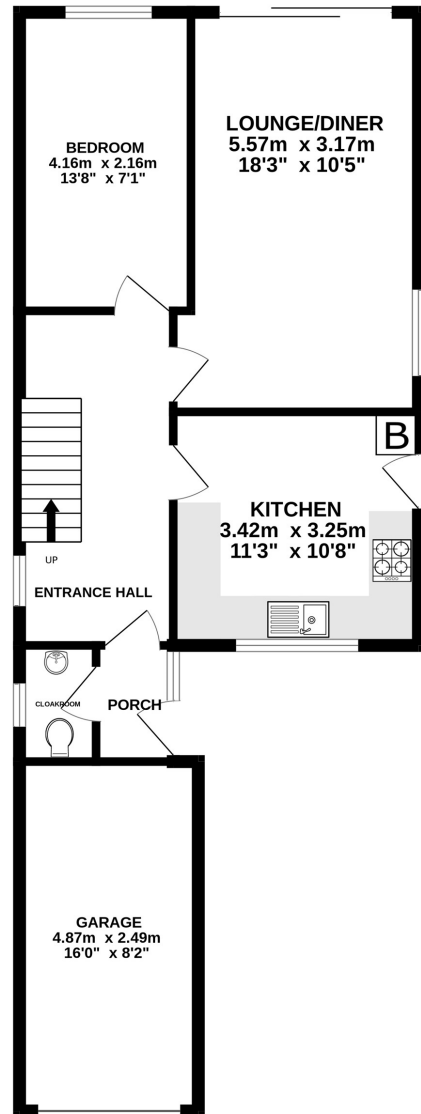
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This spacious 5 bedroom detached family house is located in a favored close in Peacehaven, situated close to local schools, local shop and bus services to Brighton City Centre and Newhaven Town Centre with it's easy access to Newhaven Train Station and Newhaven Harbour.

The property offers a great amount of living space with its dual aspect lounge/dining room, separate west facing dining room (currently used as a bedroom), a good size kitchen that is fitted with a high gloss white units, the bathroom and cloak room/wc are both complete with white suites. Outside: the large front garden offers ample off road parking, garage and a west facing rear garden.

GROUND FLOOR
64.7 sq.m. (696 sq.ft.) approx.

1ST FLOOR
49.1 sq.m. (528 sq.ft.) approx.



The accommodation with approximate room measurements comprises:

- ENTRANCE PORCH
- CLOAKROOM/WC 5'3" x 2'8" (1.60m x 0.81m)
- ENTRANCE HALL
- KITCHEN 11'2" x 10'8" (3.40m x 3.25m)
- WEST FACING LOUNGE/DINING ROOM 18'3" x 10'6" (5.56m x 3.20m)
- BEDROOM 5 13'8" x 7'1" (4.16m x 2.15m)
(Previously a dining room)
- FIRST FLOOR LANDING
- WEST FACING BEDROOM 1 12'5" x 11' (3.78m x 3.35m)
- BEDROOM 2 11'1" x 9'11" (3.37m x 3.02m)
- WEST FACING BEDROOM 3 9'5" x 6'8" (2.87m x 2.03m)
- BEDROOM 4 9'11" max x 6'8" (3.02m x 2.03m)
- BATHROOM/WC 8' x 6'5" (2.43m x 1.95m)
- FRONT GARDEN
- GARAGE 16'3" max x 8'2" max (internal measurements) (4.95m x 2.48m)
- WEST FACING REAR GARDEN

Council tax band: D

6 WOODLANDS CLOSE PEACEHAVEN

TOTAL FLOOR AREA : 113.8 sq.m. (1224 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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