



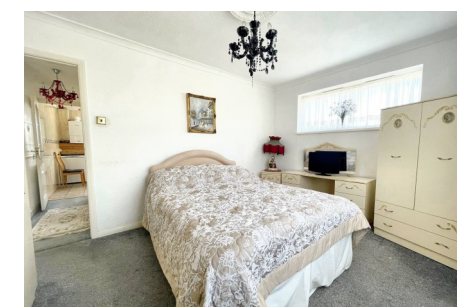
C&L

carruthersandluck
salesandlettings

11 York Road, Peacehaven, BN10 8QB

EPC : D

£349,950



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

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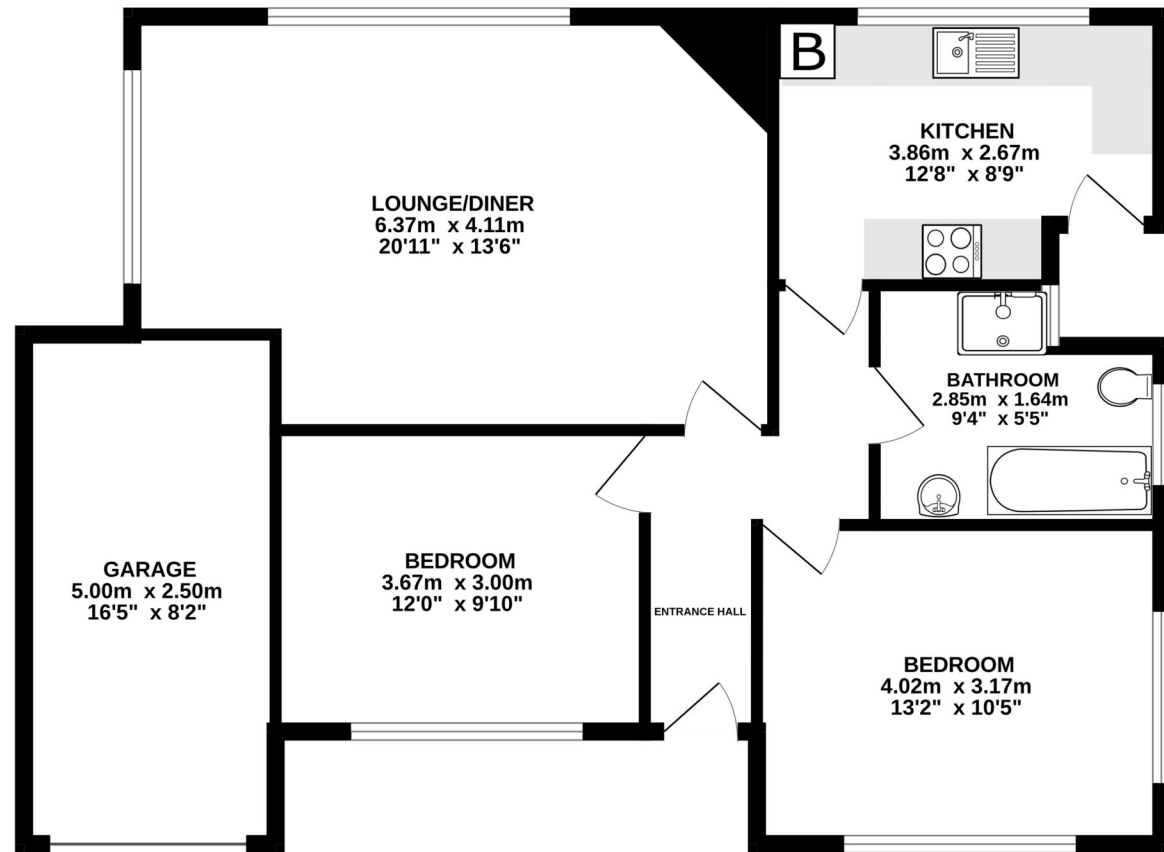
www.carruthersandluck.co.uk

This spacious and well presented 2 bedroom detached bungalow is situated on the sought after south side of the A259 South Coast Road, located close to the Cliff Top Promenade and bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property comprises of a good size dual aspect lounge/dining room, south facing kitchen that provides access to the rear garden, two double bedrooms and a bath/shower room/wc that is fitted with a white suite which comprises of a bath, wash basin, wc and a large walk in shower cubical.

Outside: The front garden is well maintained with its lawn and shrub area's, the private drive provides off road parking and access to the garage via its electric up and over door. The south facing rear garden is low maintenance and offers an additional space to entertain family and friends.

GROUND FLOOR
82.2 sq.m. (885 sq.ft.) approx.



The accommodation with approximate room measurements comprises:

ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 20'10" x 13'5" (6.35m x 4.08m)

SOUTH FACING KITCHEN 12'8" x 8'9" (3.86m x 2.66m)

DUAL ASPECT BEDROOM 1 13'2" x 10'4" (4.01m x 3.14m)

BEDROOM 2 12' x 9'10" (3.65m x 2.99m)

BATH/SHOWER ROOM/WC 9'4" x 7'11" into shower cubicle (2.84m x 2.41m)

OUTSIDE

FRONT GARDEN

GARAGE 16'11" max x 7'6" max (internal measurements) (5.15m x 2.28m)

SOUTH FACING REAR GARDEN

Council tax band: C

11 YORK ROAD PEACEHAVEN

TOTAL FLOOR AREA : 82.2 sq.m. (885 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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