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

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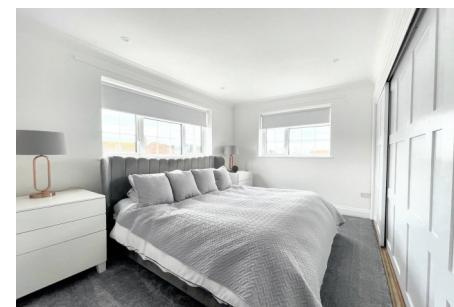
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5 Downs Walk, Peacehaven, BN10 7SN

EPC : C

£585,000

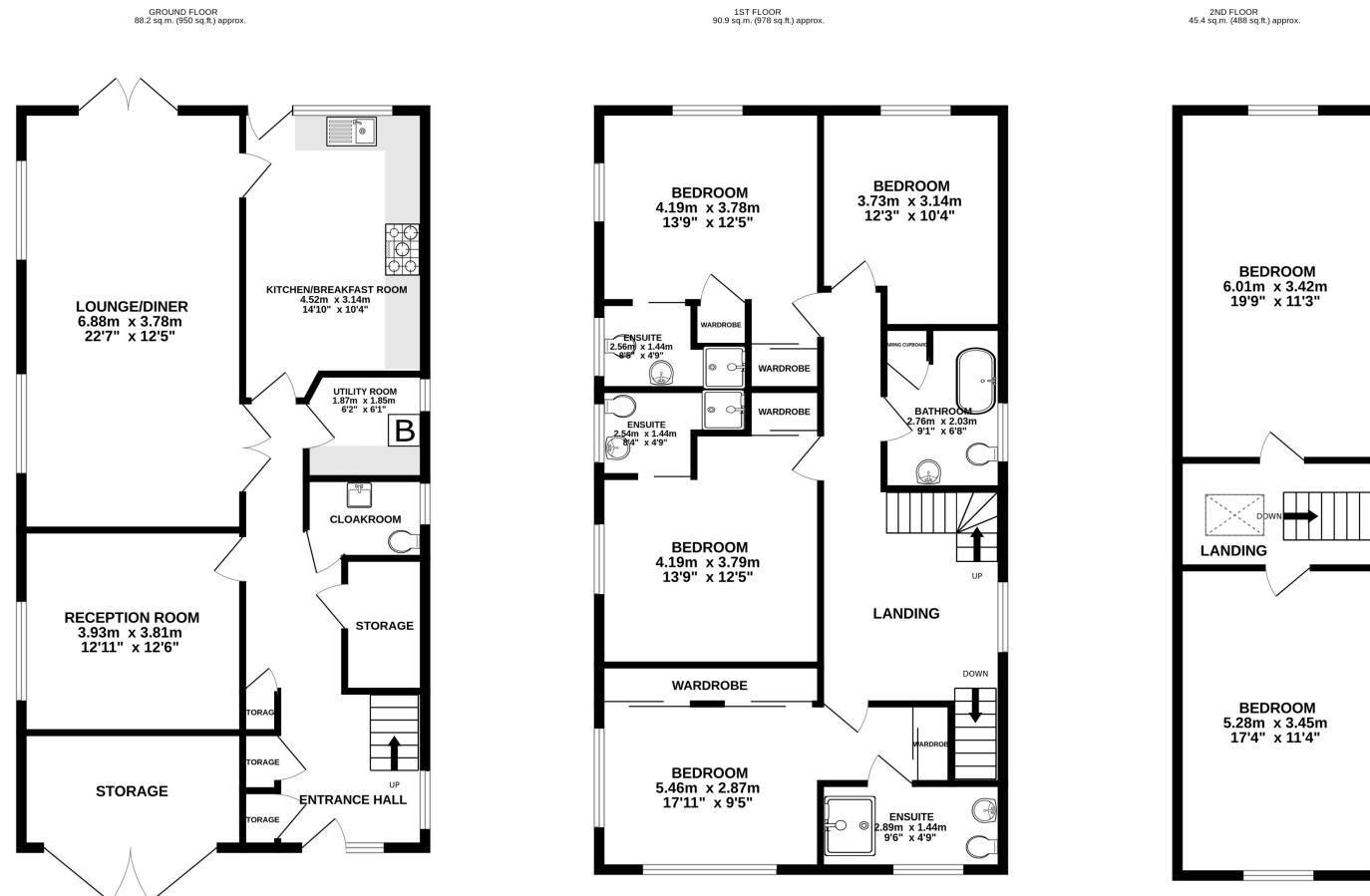


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This modern, unique, large and spacious 6 double bedroom detached family house is located in a favoured road close to local shops, "The Oval" and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property offers a great amount of living space with its dual aspect lounge/dining room, south facing kitchen with modern grey units, second reception (currently used as a home gym). The bedrooms are all great sized rooms with bedrooms one, two and three all completed with built in wardrobes and en-suite shower rooms. The bathroom and en-suites are all good size rooms and are fitted with modern white suite's. The entrance hall is a large open space that provides access to a good variety of storage cupboards and a utility room.

Outside: The front garden offers ample space for off road parking and access to the remainder of the garage. The rear garden is south facing and low maintenance and provides access to the side garden.



5 DOWNS WALK PEACEHAVEN

TOTAL FLOOR AREA: 224.4 sq.m. (2416 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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The accommodation with approximate room measurements comprises:

SPACIOUS ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 22'7" x 12'5" (6.88m x 3.78m)

SOUTH FACING KITCHEN/BREAKFAST ROOM 14'10" x 10'4" (4.52m x 3.14m)

UTILITY ROOM 6'2" x 6'1" (1.87m x 1.85m)

CLOAKROOM/WC 6'8" x 4'5" (2.03m x 1.34m)

RECEPTION ROOM 12'11" x 12'6" (3.93m x 3.81m)

FIRST FLOOR LANDING

DUAL ASPECT BEDROOM 1 17'11" built in wardrobes x 9'5" built in wardrobes (5.46m x 2.87m)

EN-SUITE SHOWER ROOM/WC 9'6" into shower x 4'9" (2.89m x 1.44m)

BEDROOM 2 13'9" max x 12'5" max (4.19m x 3.78m)

EN-SUITE SHOWER ROOM/WC 8'4" into shower x 4'9" (2.54m x 1.44m)

DUAL ASPECT BEDROOM 3 13'9" x 12'5" (4.19m x 3.78m)

EN-SUITE SHOWER ROOM/WC 8'5" into shower x 4'9" (2.56m x 1.44m)

SOUTH FACING BEDROOM 4 12'3" x 10'4" (3.73m x 3.14m)

BATHROOM/WC 9'1" x 6'8" (2.76m x 2.03m)

SECOND FLOOR LANDING

SOUTH FACING BEDROOM 5 19'9" x 11'3" (6.01m x 3.42m)

BEDROOM 6 17'4" x 11'4" (5.28m x 3.45m)

FRONT GARDEN

GARAGE (Storage only) 12'6" max x 6'6" max (internal measurements) (3.81m x 1.98m)

SOUTH FACING REAR GARDEN

Council tax band: F