



112 Phyllis Avenue, Peacehaven, BN10 7RQ

£349,950

CarruthersandLuck
SalesandLettings



112 Phyllis Avenue

Peacehaven

A 3 bedroom, 1 loft room semi detached property, on a popular road in Peacehaven. In need to modernisation, this property would make a fantastic project for someone looking to put there own stamp on.

Through the front door is a spacious entrance hall with a double cupboard, access to the WC with hand basin, a doorway to the dining area with a door to the side of the property and an arch through to the kitchen space. On the back of the property is a large west facing living room with double doors onto the rear garden. Up the stairs there are three double bedrooms. Bedroom one overlooks the rear garden and faces west. Also, this room consists of three storage cupboards one of which is a double. Bedroom two and three also have storage space. Whilst bedroom three faces east. You will also find a good size family bathroom upstairs. From the landing, there is access up the stairs and into the loft room. To the rear is the west facing garden and to the front is an integral garage with driveway.



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If you are looking for a project that has considerable amounts of potential then look no further and book an internal viewing today.

ENTRANCE HALL 22'5" max x 6'9" max (6.83m x 2.05m)

WC 6'3" x 3'11" (1.90m x 1.19m)

DINING ROOM 13'1" x 10'3" (3.98m x 3.12m)

KITCHEN 11'1" max x 6'5" max (3.37m x 1.95m)

LOUNGE 20'6" x 11'10" (6.24m x 3.60m)

BEDROOM 1 18'9" x 11'11" (5.71m x 3.63m)

BEDROOM 2 13'3" max x 10'7" max (4.03m x 3.22m)

BEDROOM 3 11'3" x 10'10" (3.42m x 3.30m)

BATHROOM/WC 7'8" max x 6'9" max (2.33m x 2.05m)

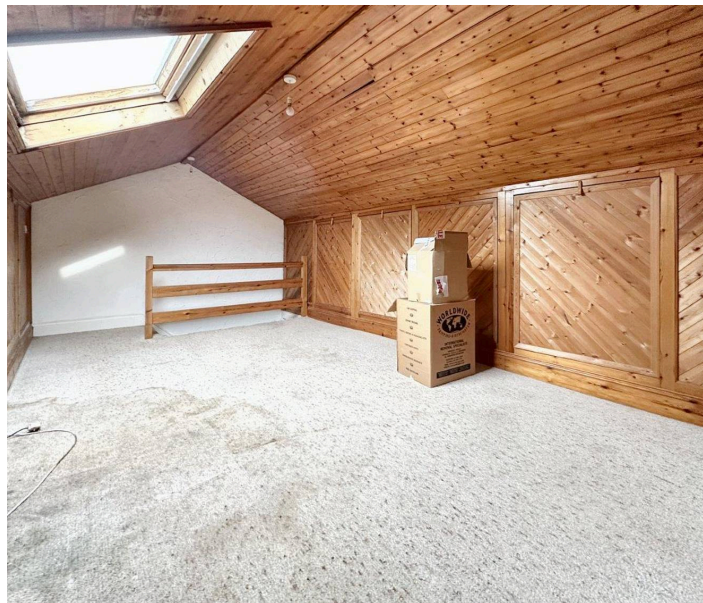
LOFT ROOM 20'4" max x 10'8" max (6.19m x 3.25m)

GARDENS

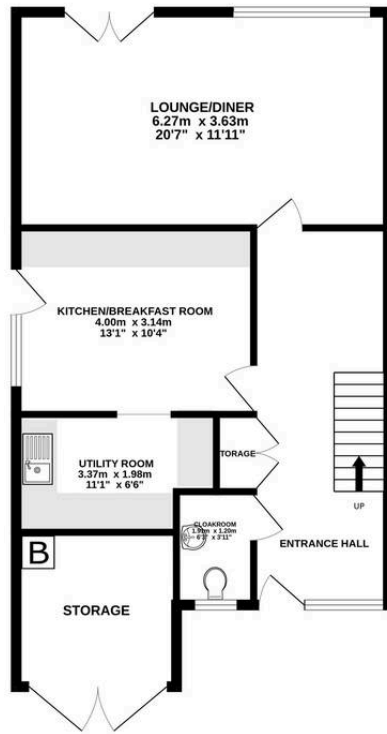
Council Tax band: C

Tenure: Freehold

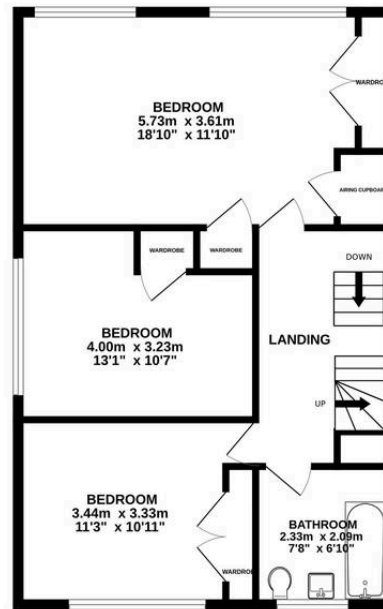
EPC Energy Efficiency Rating: D



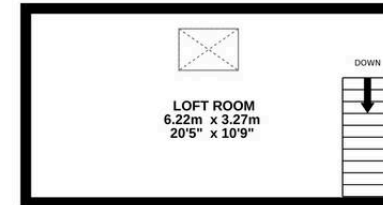
GROUND FLOOR
66.2 sq.m. (713 sq.ft.) approx.



1ST FLOOR
62.5 sq.m. (673 sq.ft.) approx.



2ND FLOOR
20.5 sq.m. (221 sq.ft.) approx.



112 PHYLLIS AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 149.2 sq.m. (1606 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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