



52 Sutton Avenue, Peacehaven, BN10 7NY

£449,950

CarruthersandLuck
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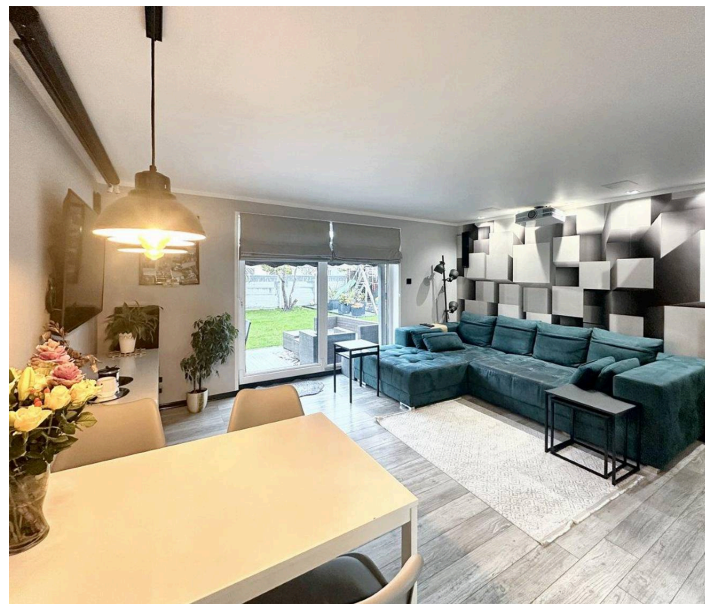
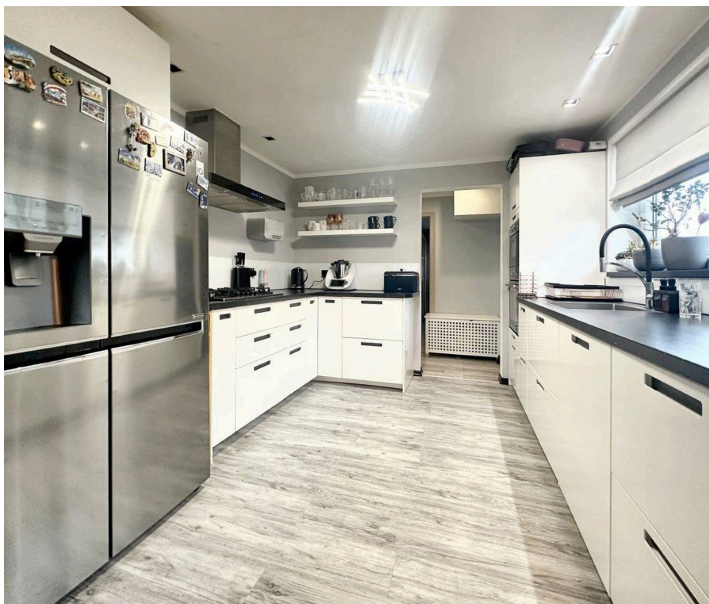


52 Sutton Avenue

Peacehaven

An incredibly well presented detached 3 bedroom bungalow that has been the subject of considerable improvement by the present owner who have created a high quality, bright, spacious and modern home.

The front door leads to a spacious hallway with quality flooring, LED soft touch lighting and a hatch with wooden folding stairs to a fully insulated and boarded loft space with 2 Velux windows, power and light. The Kitchen is fitted with a range of white base cupboards and drawers with dark working surfaces and matching handles. Integrated appliances include a double oven, hob and a dishwasher. Space for an American style fridge freezer, LED soft lighting and a wide south facing window. The Kitchen opens up into the main living area with space for a dining table and large sofa's. The flooring throughout is a high quality light grey floor and there are sliding patio doors to the west facing rear garden. The bungalow has three bedrooms and the main bedroom has a walk in dressing room. The family shower room has again been completely refitted using high quality materials and features a large walk in wet area, attractive grey tiling to the walls and floor and has underfloor heating. Lastly, there is an integral garage with power, light and an electric remote controlled door. The garage is currently used as a Utility and storage room and has built in cupboards and drawers and space for a tumble dryer. There is also a rear door from the garage to the driveway.



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An internal viewing is highly recommended to appreciate the benefits and differences this bungalow has to many others available.

ENTRANCE HALL

LIVING AREA 23'7" x 16'1" (7.18m x 4.90m)

BEDROOM 1 12'9" x 9'5" (3.88m x 2.86m)

EN-SUITE DRESSING ROOM

BEDROOM 2 12'6" x 7'10" (3.82m x 2.40m)

BEDROOM 3 12'6" x 7'10" (3.82m x 2.40m)

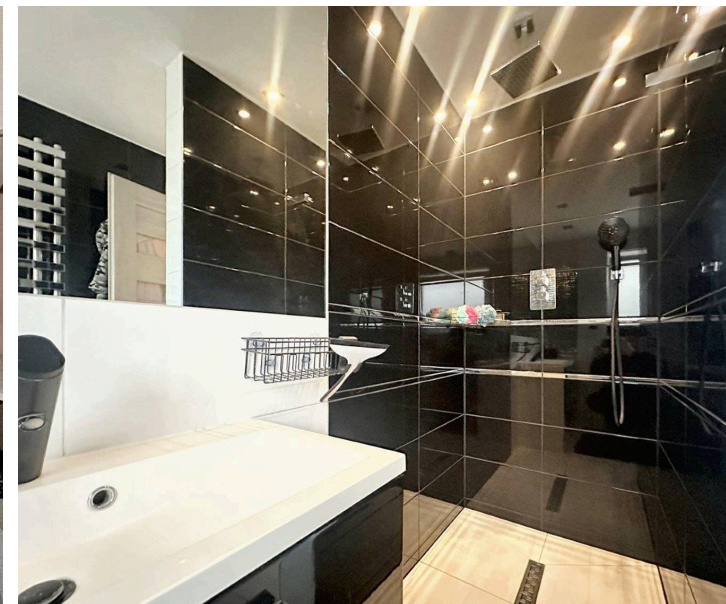
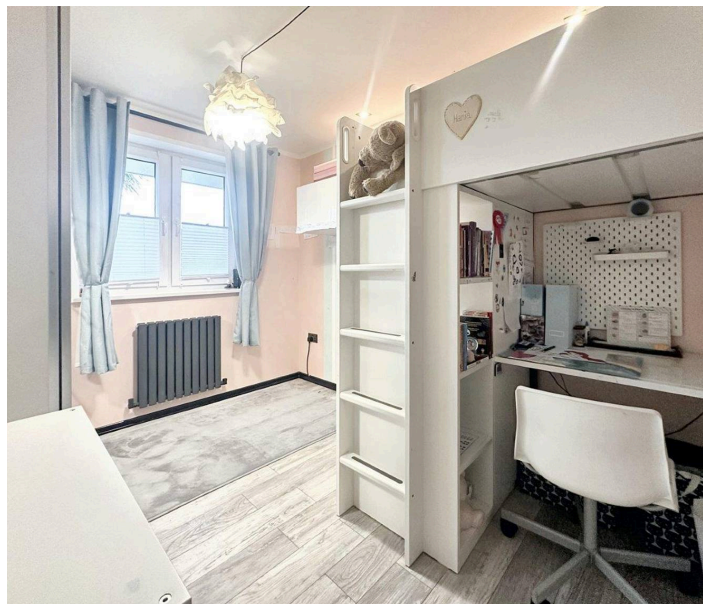
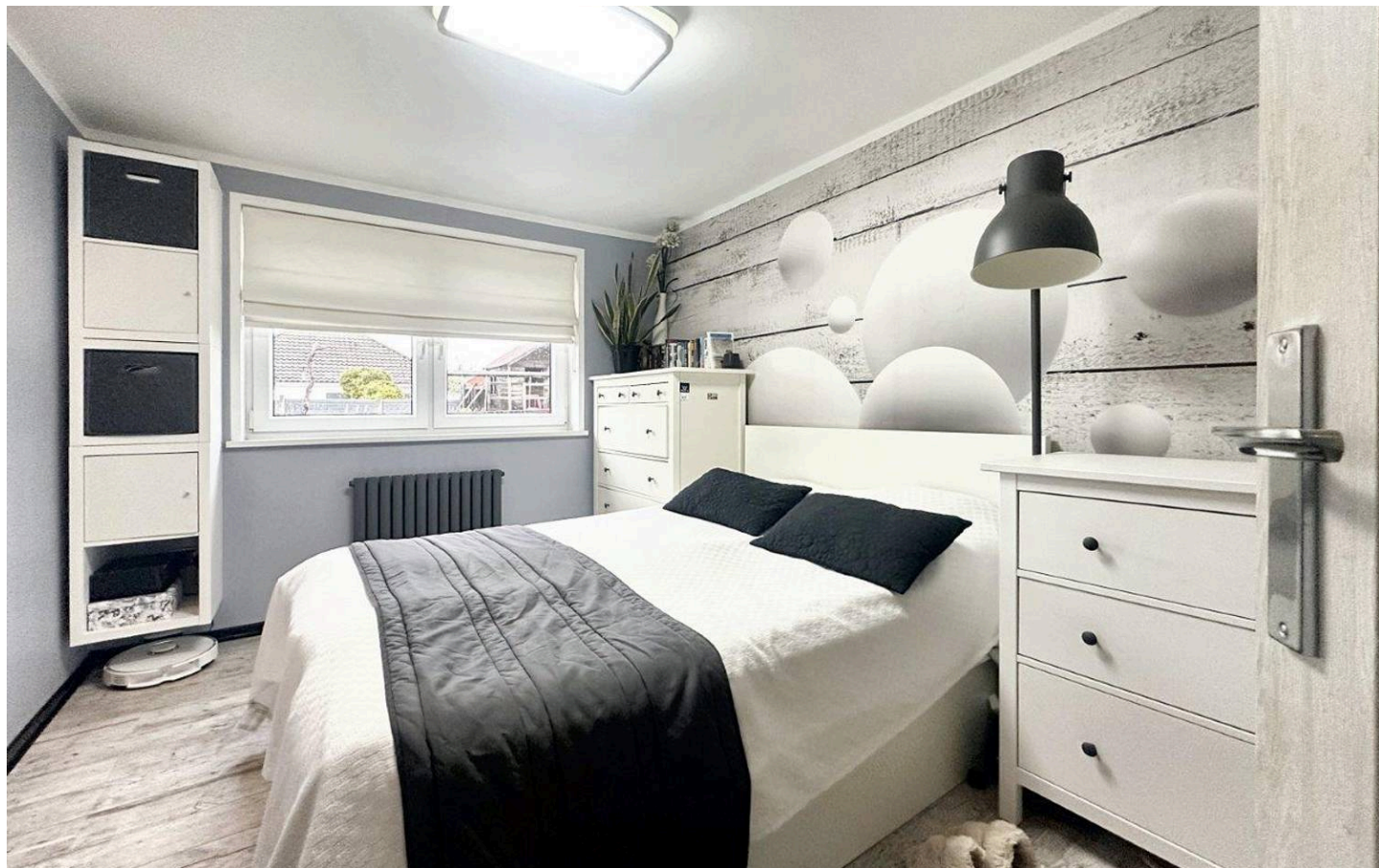
SHOWER ROOM

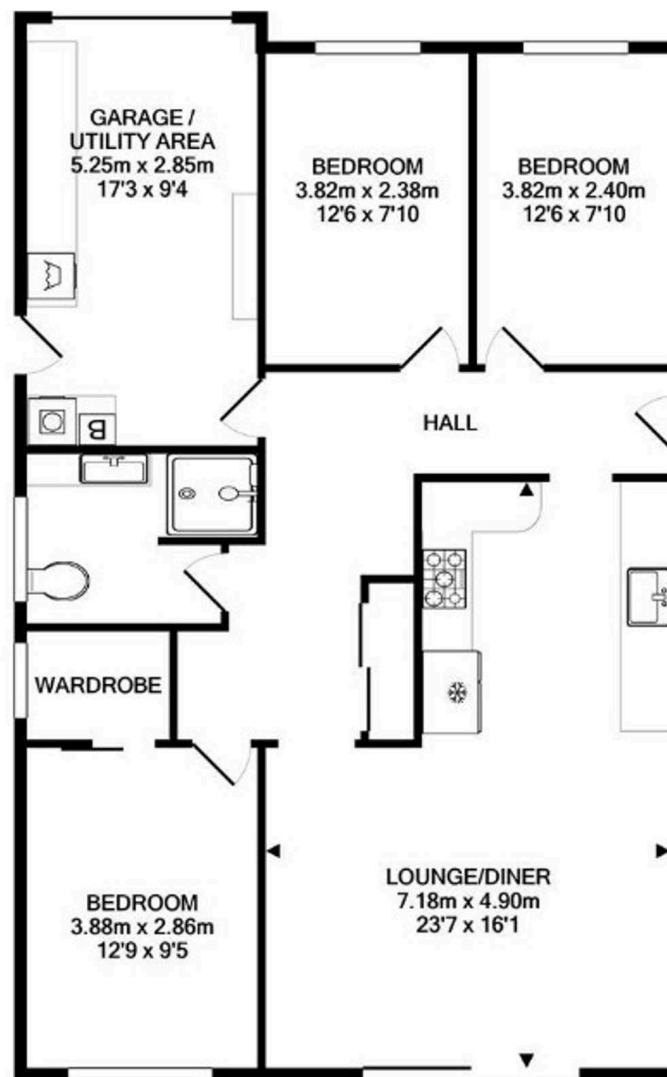
GARAGE 17'3" x 9'4" (5.25m x 2.85m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Carruthers and Luck Sales and Lettings

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