



Glynn Road, Peacehaven, BN10 7SH

£465,000

Carruthers and Luck
Sales and Lettings



50 Glynn Road

Peacehaven

A 3 bedroom detached bungalow on a generous size plot situated on a no through road. This home is located close to bus services to Brighton City Centre which is great for the daily commute.

At the front there is space for several cars and access to the garage with its doors to the hallway and another to the rear garden. Open the front door and you immediately get a feel for space with the large hallway. There is a fitted wardrobe, perfect for keeping those coats and shoes out of the way. On to the lounge, a fantastic spot to wind down in the evening with its large bay window facing south allowing sun to flood in throughout the day, whilst there is another window facing west. Through to the kitchen dining room, a lovely space for entertaining family and friends with the sliding door to the rear garden. The kitchen comprises of a range of grey floor and wall units with draws to match with a breakfast bar at the end of the counter. The appliances include a double oven, hob with extractor fan over, washing machine, dishwasher and fridge/freezer. The dining area is fantastic with plenty of space for a good sized table.

The bungalow offers 3 double bedrooms. Bedroom one has a large bay window facing south. Bedroom two is a lovely size and has plenty of space for all necessary furniture. Bedroom three has a window overlooking the rear garden. A family bathroom to comprise of a panelled bath with shower over, wash basin, vanity unit, towel rail and WC.



50 Glynn Road

Peacehaven

Outside, the garden is a superb size and is mainly laid to lawn apart from a decked area from the sliding door. Surrounded by trees allows the garden to remain private and peaceful. The property has many benefits, some of which include a fairly new boiler being installed in December 2021, wide side access from the front to the rear, loft space and parking for numerous cars on the front.

ENTRANCE HALL

LOUNGE 18' into bay x 12'11" (5.49m x 3.94m)

KITCHEN/DINER 15'10" max x 15' max (4.83m x 4.58m)

BEDROOM 1 14'7" into bay x 10'4" (4.45 x 3.17m)

BATH/SHOWER ROOM/WC 6'11" x 6'6" (2.11m x 1.98m)

BEDROOM 2 11'11" x 11'11" (3.63m x 3.63m)

BEDROOM 3 12'2" x 11'3" max (3.71m x 3.42m)

INTEGRAL GARAGE 16'10" x 10'7" (internal measurements)
(5.13m x 3.22m)

GARDENS

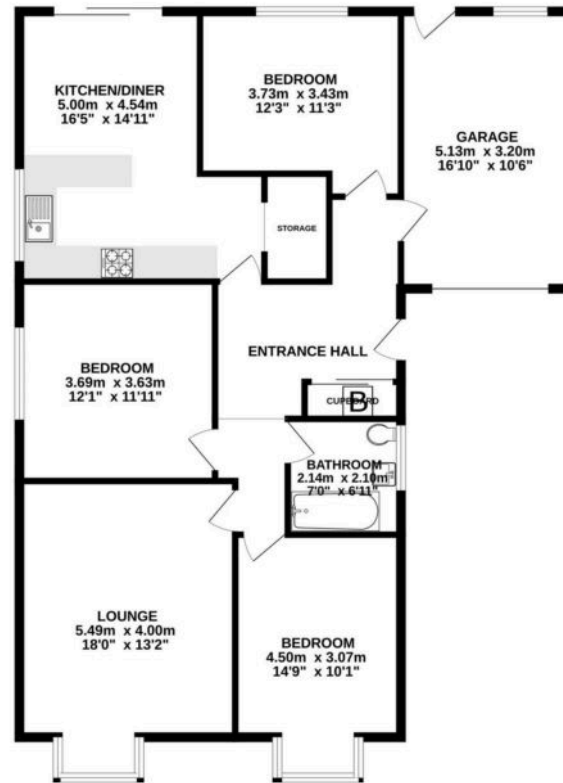
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
113.7 sq.m. (1224 sq.ft.) approx.



50 GLYNN ROAD PEACEHAVEN

TOTAL FLOOR AREA: 113.7 sq.m. (1224 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Floorplan Studio

Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings