



199 Arundel Road West, Peacehaven, BN10 7NX

£330,000

**Carruthers and Luck**  
Sales and Lettings





## 199 Arundel Road West

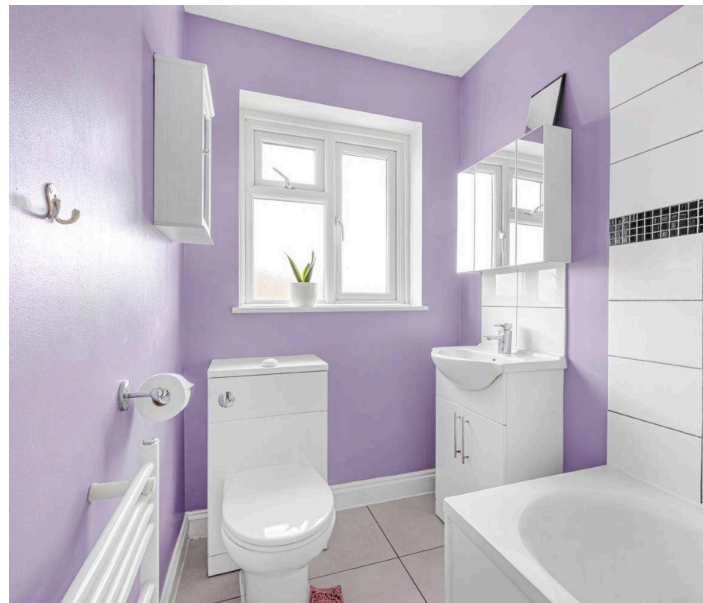
### Peacehaven

This well presented 2 bedroom detached bungalow is built on a corner plot and is located close to local schools, shops, doctors surgery and bus services to Brighton and Eastbourne.

The property comprises of a modern south facing kitchen, lounge with a bay window overlooking the front garden, two double bedrooms, bathroom/wc with a modern white suite, boarded loft space which is accessed via a pull down ladder.

Outside: the front garden offers ample off road parking and access to the drive through garage, the detached double garage is at the rear of the car port, south facing rear garden and a side garden with a canopy.

- Built on a corner plot
- Modern south facing kitchen
- Ample off road parking





# 199 Arundel Road West

Peacehaven

ENTRANCE HALL

LOUNGE 11'11" x 10'11" (3.63m x 3.33m)

KITCHEN 11'4" x 6'11" (3.45m x 2.11m)

BEDROOM 1 12'3" x 10'11" (3.73m x 3.33m)

BEDROOM 2 9'1" x 8'1" (2.77m x 2.46m)

BATHROOM/WC

OPEN GARAGE 23' x 7'8" (7.01m x 2.34m)

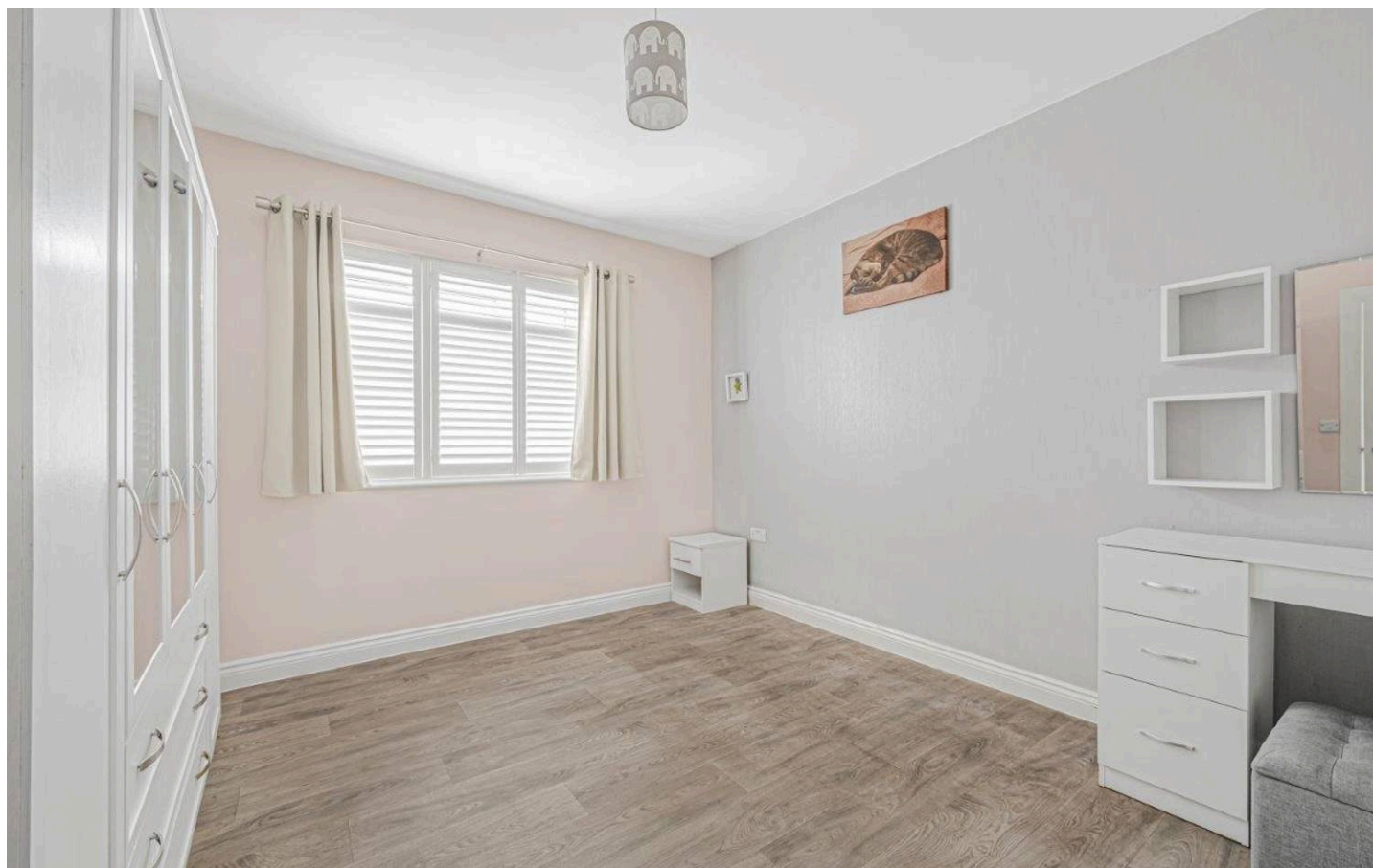
DOUBLE GARAGE/WORKSHOP 20' x 18'2" (6.10m x 5.54m)

GARDENS

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



## 199 Arundel Rd, BN10 7NX

Approximate Gross Internal Floor Area = 64.99 sq m / 700 sq ft

Garage Area = 33.75 sq m / 363 sq ft

Total Area = 98.74 sq m / 1063 sq ft

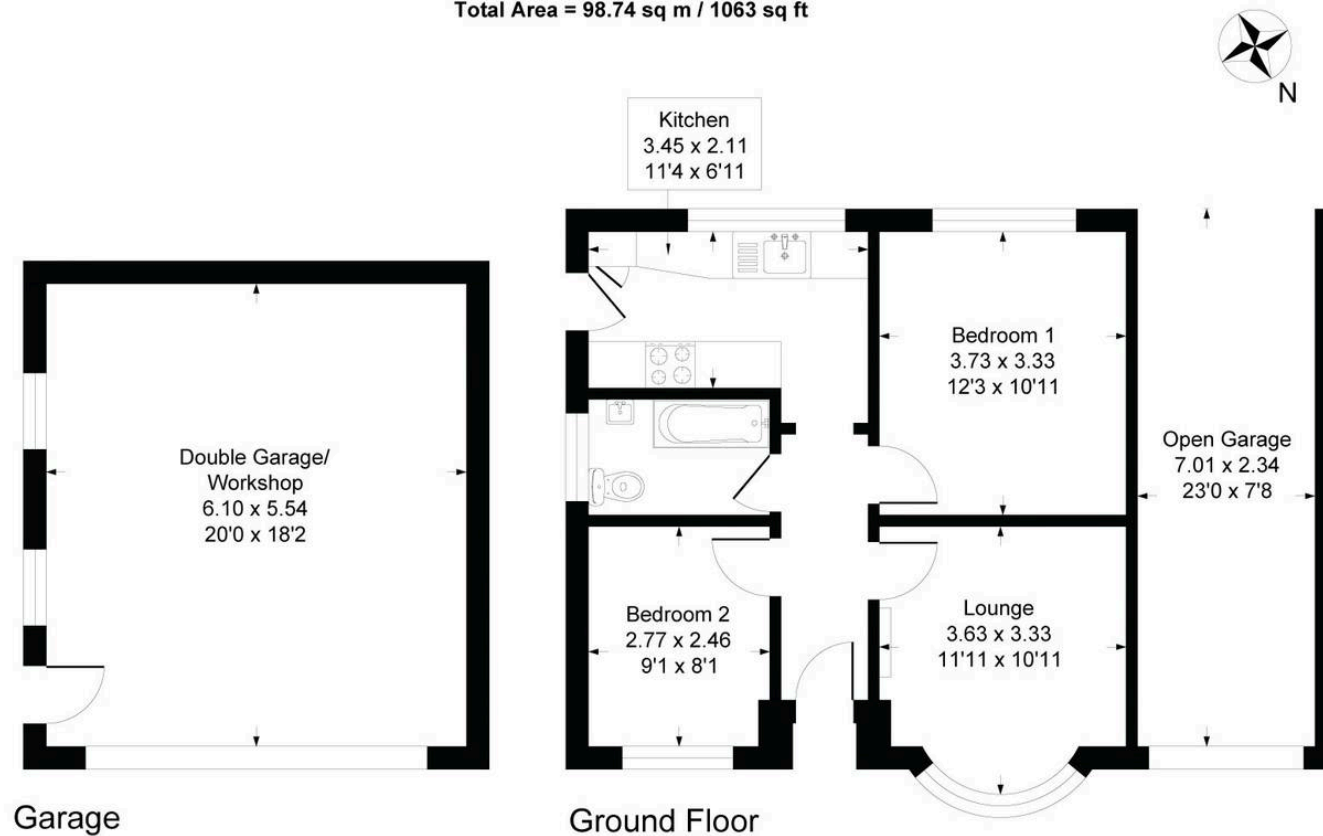


Illustration for identification purposes only, measurements are approximate, not to scale

## Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://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