



18 Bramber Avenue, Peacehaven, BN10 8HR

£500,000

Carruthers and Luck
Sales and Lettings



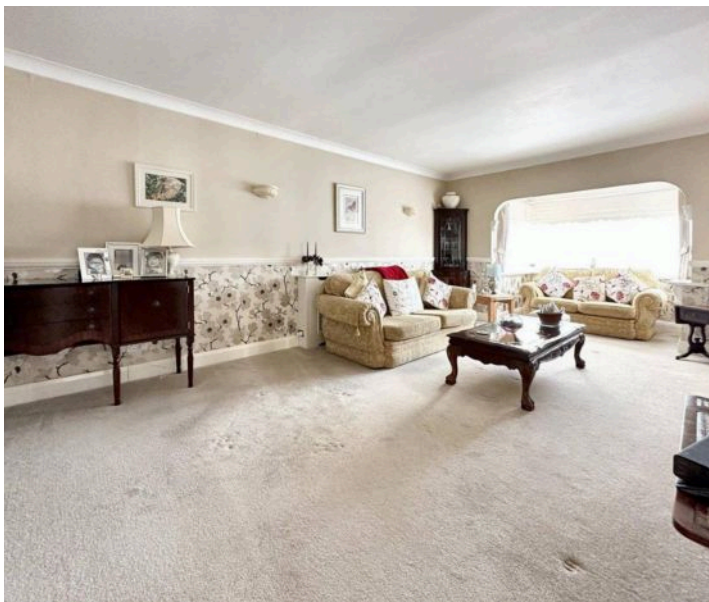
18 Bramber Avenue

Peacehaven

Carruthers and Luck Estate Agents are delighted to bring to the market this beautifully presented, extremely well maintained detached 3 bedroom home that has been in the same ownership for 40+ years.

The property has been improved and extended now providing extremely spacious and bright accommodation to include a 34' dual aspect lounge/dining room, a 21' west facing conservatory and a high spec kitchen with natural stone surfaces and built in appliances. It is situated in a no through road and is in a very convenient location just a few yards from the A259 Coast Road with its varied shops, pubs and restaurants and an excellent bus service providing frequent access to Brighton City Centre and Eastbourne. The cliff top promenade with its lovely coastal walks is within a 5 minute walk from the property.

- 3 Bedroom Detached Family Home
- 21' West Facing Conservatory
- High Spec Kitchen with Solid Surface Worktops
- En-Suite Shower Room
- Lovely Rear Garden



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Moving outside, the house has an established and easy to maintain front garden and a large driveway with plenty of parking for cars and space for a large caravan, which is how the current owners use it. The drive leads to a double length garage with power and light with a window and a door to the rear garden. The rear garden is a particular feature of the house. The current owners have created a superb area to entertain and enjoy the outside. The garden has various established trees, plants and shrubs, all well maintained and providing plenty of privacy and colour. There are two paved patio areas with plenty of space for tables and chairs. A working fishpond with rockery area divides the patio from the main lawn area. The lawn is Astro-turf and has a feature curved brick wall. There is then a covered veranda/BBQ area with black and white tiled flooring and a pitched timber roof giving privacy and protection from the sun. The garden is wall enclosed on two sides and has a close boarded fence to the other side. The garden also has a large timber shed and extensive outside lighting.

Council Tax band: E

Tenure: Freehold

EPC: C



GROUND FLOOR
85.6 sq.m. (921 sq.ft.) approx.

1ST FLOOR
38.2 sq.m. (412 sq.ft.) approx.



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TOTAL FLOOR AREA : 123.8 sq.m. (1333 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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Carruthers and Luck Sales and Lettings

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