



46 Westview Close, Peacehaven, BN10 8GA

£335,000

CarruthersandLuck  
SalesandLettings



## 46 Westview Close

### Peacehaven

Charming 3-bed end of terrace with garden backing onto fields in sought-after area. Modern interior, spacious lounge, fitted kitchen, 3 bedrooms, no chain. Perfect for balanced lifestyle.

Nestled in a quiet close with a garden backing onto fields, this charming 3-bedroom end of terrace house offers modern and bright accommodation. Located in a sought-after residential area close to local shops, buses and schools.

Upon entering the property, you are greeted by a good size hallway. The ground floor features a spacious lounge, flooded with natural light from large windows, creating a bright and airy space. The lounge opens onto the garden, seamlessly blending indoor and outdoor living.

The heart of the home, the fitted kitchen, boasts modern convenience with integrated appliances including an oven, hob, and dishwasher. The kitchen is fitted with a wide range of base cupboards and drawers and matching wall cupboards. A downstairs cloakroom/WC adds convenience for guests and residents alike.



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Ascending the stairs, you will find three generously proportioned bedrooms, the rear overlooking the open fields. Completing the first floor is a modern family bathroom with a bath having a shower over, wash basin and low level WC.

With the bonus of no chain, this property offers a seamless transition for the new owners, providing an opportunity to move in and make it their own without delay. The absence of a property chain simplifies the buying process, allowing for a smooth and stress-free experience for both buyers and sellers.

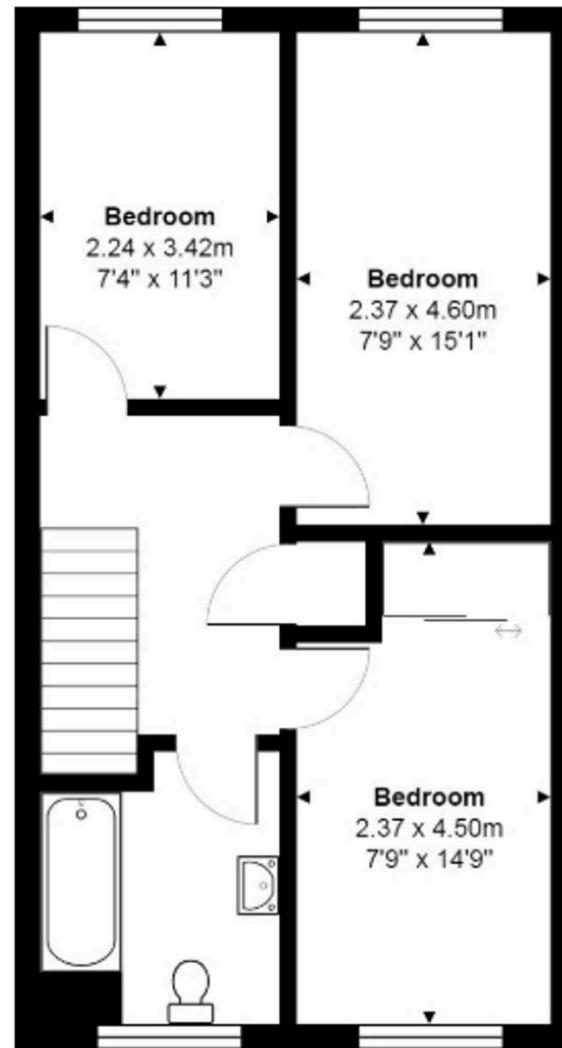
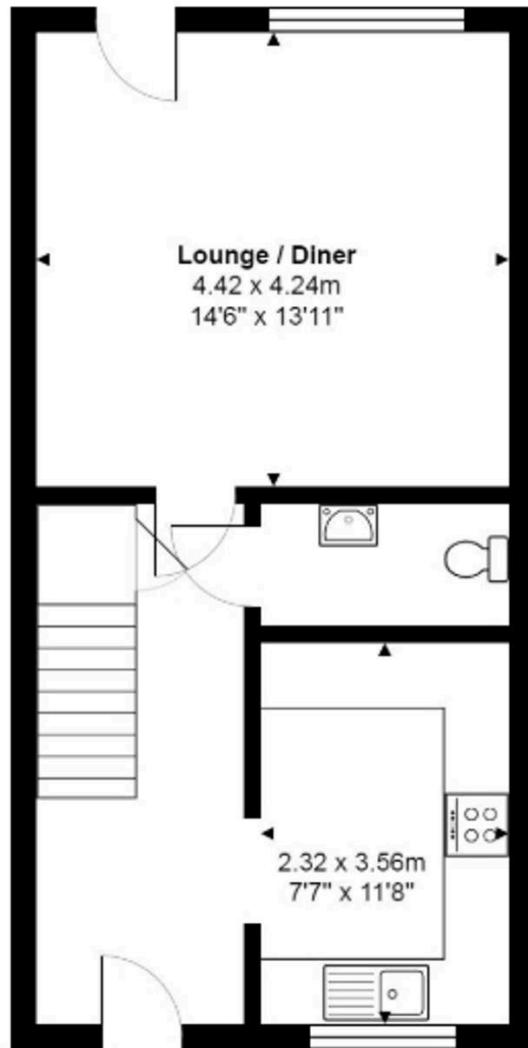
In addition to the wealth of features and benefits found within the property itself, the location further enhances its appeal. Situated in a desirable residential area, residents enjoy easy access to local amenities, including shops, schools, and public transportation. The property's proximity to nearby parks provides opportunities for outdoor activities and leisurely strolls, perfect for those seeking a balanced lifestyle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





# Carruthers and Luck Sales and Lettings

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