



40 Vernon Avenue, Peacehaven, BN10 8RT

£450,000

CarruthersandLuck
SalesandLettings



40 Vernon Avenue

Peacehaven

Spacious 4-bed detached property boasting a 32' entrance hall, versatile layout, modern bathrooms, west-facing garden with vegetable patch, garage, and parking for 3-4 cars.

Carruthers and Luck are pleased to present this extremely spacious 4-bedroom detached property boasting a 32' entrance hall giving an immediate feeling of light and space.

As you step inside, you are greeted by a well designed layout. The ground floor features a spacious lounge, perfect for relaxation and entertaining, as well as a versatile dining room that could easily be transformed into a fifth bedroom or opened up to form an even larger Kitchen. The kitchen/breakfast room overlooks the rear garden and is fitted with a range of base cupboards and drawers with matching wall units and a large breakfast bar. The kitchen leads to a useful rear porch which in turn leads to the rear garden.

The house has 2 double bedrooms on the ground floor and 2 doubles on the first floor. There is a modern bathroom on the ground floor and a shower room on the first floor providing convenience and comfort for the whole family.



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The garden is a particular feature of the property being west facing, mainly laid to lawn with a central and established vegetable garden. The rear garden also has a good size paved patio area making the most of the afternoon and evening sun. The area is private with a well maintained hedge and various established plants and shrubs.

A long driveway provides parking for 3 to 4 vehicles in addition to a detached garage. Furthermore, the property benefits from gas central heating.

Situated in close proximity to the Coast Road, residents have easy access to a plethora of amenities, including shops, pubs, restaurants, schools and parks. Furthermore, an excellent bus service to Brighton ensures seamless connectivity to the City Centre and train station.

The property offers more space than usual and also has potential for further extension or improvement. An internal viewing is highly recommended to appreciate the space offered.

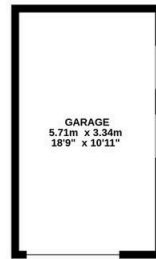
Council Tax band: D

Tenure: Freehold

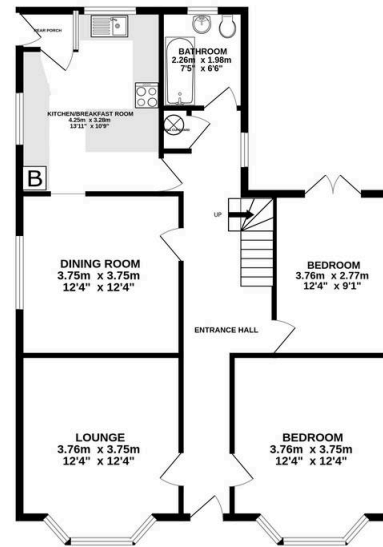
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





GROUND FLOOR
108.7 sq.m. (1170 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



40 VERNON AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 144.0 sq.m. (1550 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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