



**1 Firle Road, Peacehaven, BN10 8DD**  
**£499,950**

**CarruthersandLuck**  
SalesandLettings





## 1 Firle Road

### Peacehaven

Spacious modern 4-bed detached bungalow near amenities, dual aspect lounge, south-facing conservatory, modern kitchen, landscaped garden, parking, gas central heating and underfloor heating.

This larger than average, modern and well presented 4 bedroom detached bungalow is located within easy access to local shop, local schools and bus services to Brighton City Centre and Newhaven Town Centre where you will find easy access to Newhaven Train Station and Newhaven Harbour.

The property offers a great amount of living space with its dual aspect lounge/dining room which has a Limestone fireplace with a gas log flame effect fire, south facing conservatory, modern kitchen/breakfast room that is complete with its light grey units, Quartz work surfaces, butler sink and some built in appliances that includes integrated fridge/freezer, integrated dishwasher, two slide and hide Neff ovens, Neff gas hob and a microwave. The breakfast area allows access to rear garden and the utility space where you will find space for further appliances and a second butler sink.





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## Peacehaven

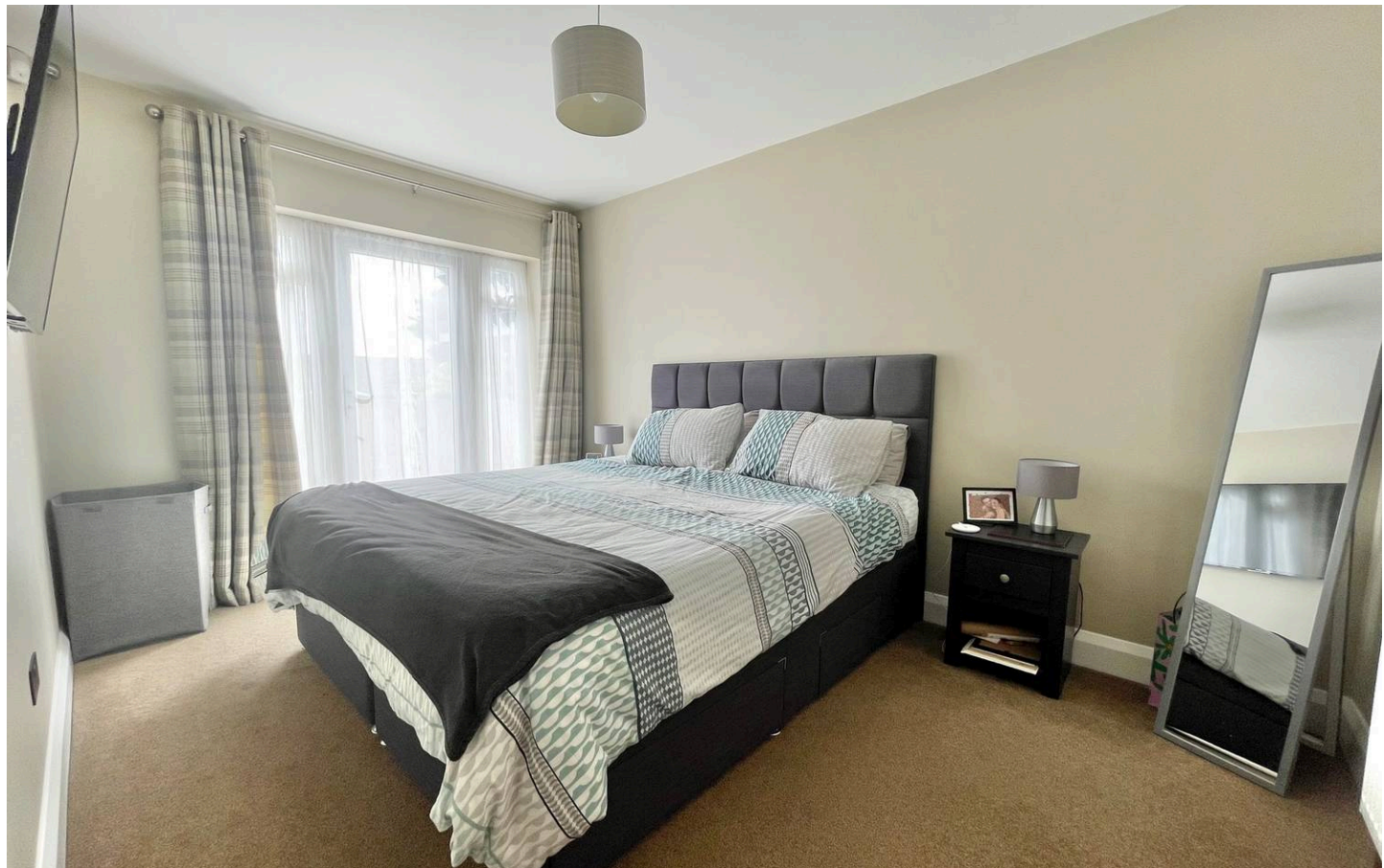
There are four good size bedrooms with bedroom one being a large double room, bedroom two (currently used as a dining room) has access to the en-suite shower room/wc which is fitted with a modern white suite and comprises of a double walk in shower cubical, vanity unit with wash basin and wc. bedroom three and four are both south facing, the family bathroom has a modern white suite that comprises of a panelled bath, vanity unit with wash basin and wc.

Outside: the low maintenance front garden provides ample off road parking and is enclosed by a tasteful flint wall and wooden gates. The south facing rear garden is well landscaped and provides a great option for outside entertainment. Benefits include gas central heating, under floor heating in the bathroom, ensuite shower room and kitchen/breakfast/utility room, double glazing. New gas boiler fitted October 2022 with a 13 year warranty.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





# Carruthers and Luck Sales and Lettings

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