



108a Phyllis Avenue, Peacehaven, BN10 7RQ

£340,000

CarruthersandLuck
SalesandLettings



108a Phyllis Avenue

Peacehaven

Immaculate 2-bed bungalow with a west-facing garden, modern kitchen, spacious lounge, integral garage, and convenient location near amenities and transport links. Offered chain-free.

Introducing this well presented 2 bedroom bungalow situated in a highly convenient location. Boasting a west-facing rear garden, this property presents the perfect balance between modern comfort and practical living.

Upon entering, you are greeted by a bright hallway with a door to a west facing lounge inviting a seamless transition to the well-maintained garden via patio doors.

The modern kitchen is equipped with essential appliances and has ample storage by way of base cupboards and drawers with matching wall cupboards.

There are 2 well-proportioned double bedrooms and a modern shower room with a power shower.

Additionally, an integral garage adds convenience and practicality to the property, offering secure storage or the possibility for further development to meet personal needs.



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The front of the property has been laid with a block paved driveway giving access to the garage. The side path with gates, then leads to a level and well maintained west facing rear garden that is mainly laid to lawn with various established plants and shrubs. A west facing patio area gets the afternoon and evening sun and the garden also has a timber summer house/shed.

The property is offered for sale with no chain.

ENTRANCE HALL

LOUNGE 17'10" x 10'10" (5.43m x 3.30m)

KITCHEN 11'4" x 7'8" (3.45m x 2.33m)

BEDROOM 1 12'2" x 10'9" (3.70m x 3.27m)

BEDROOM 2 10'5" x 9' (3.17m x 2.74m)

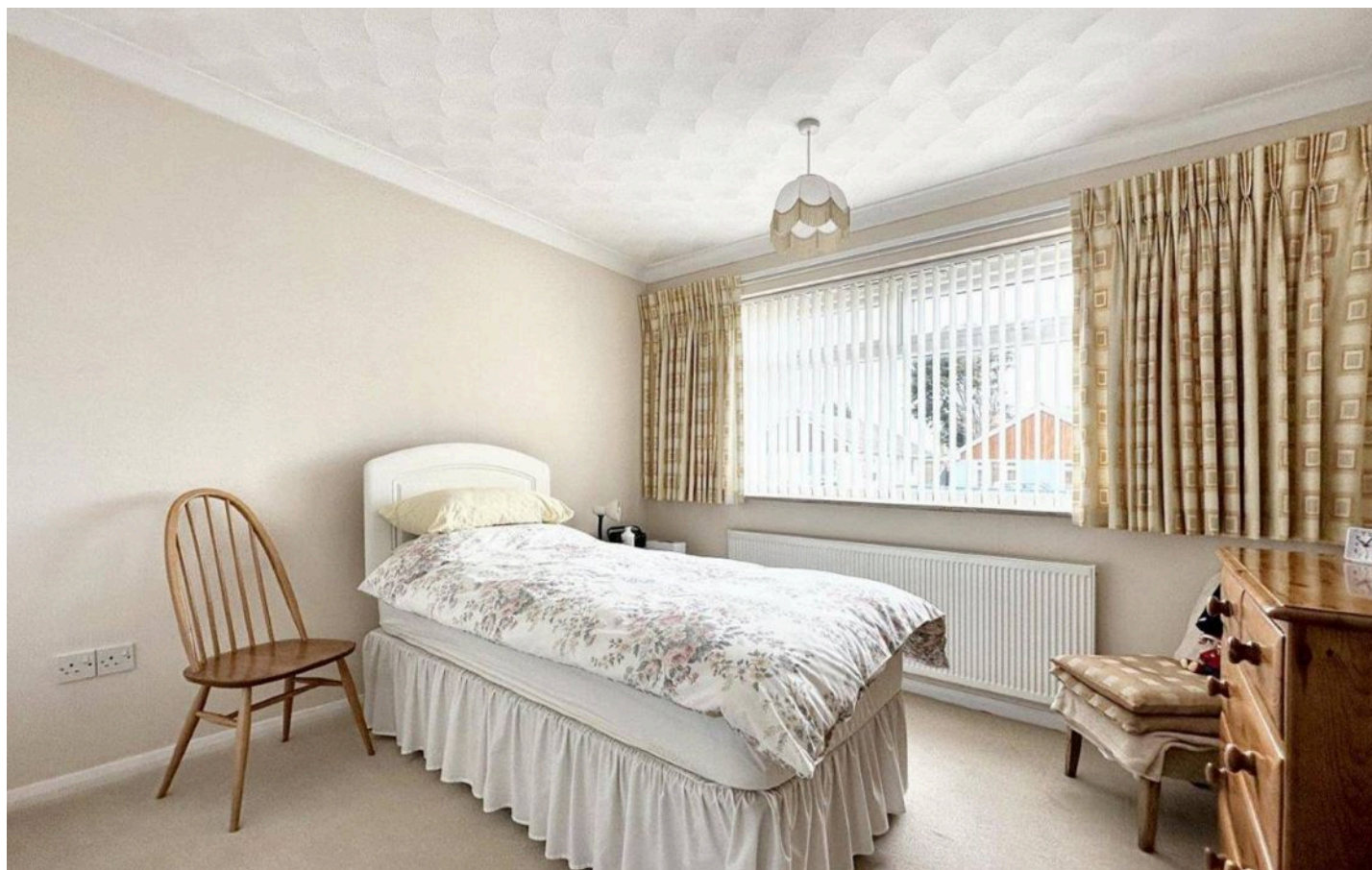
SHOWER ROOM 6'10" x 5'6" (2.08m x 1.67m)

GARAGE 16' x 9'1" (4.87m x 2.76m)

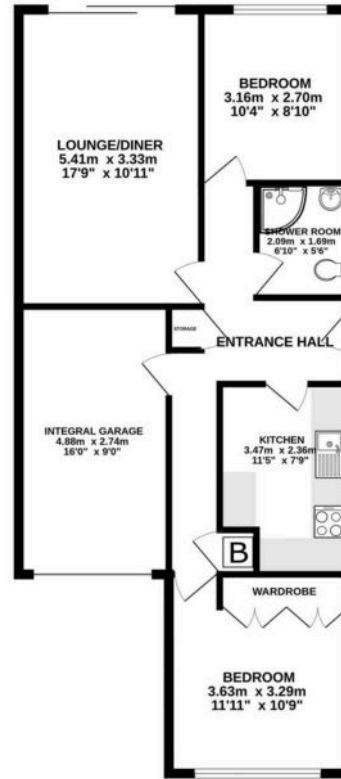
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
74.0 sq.m. (796 sq.ft.) approx.



108A PHYLIS AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 74.0 sq.m. (796 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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