



41a Lincoln Avenue, Peacehaven, BN10 7JT

£335,000

Carruthers and Luck
Sales and Lettings



41a Lincoln Avenue

Peacehaven

This well presented and spacious 2 bedroom semi-detached bungalow is situated close to Chatsworth Park, the Cliff Top Promenade, Peace Park.

The property offers a great amount of living space with its west facing lounge, good size kitchen that comprises of white high gloss units, integrated dishwasher and integrated fridge/freezer, a large conservatory that offers a dining area and additional seating space.

The bedrooms are both double rooms, bedroom one comes with a good size wardrobe that has sliding mirrored doors. The shower room/wc is fitted with a modern white suite and comprises of a shower cubical, vanity unit with wash basin and wc.

Outside: the front garden offers off road parking and access to the garage via its electric up and over door. The rear garden is low maintenance which can be accessed via the conservatory and side access path.

- Offers a great amount of living space
- West facing lounge
- Off road parking & access to the garage



41a Lincoln Avenue

Peacehaven

With access to the Peacehaven beaches and under cliff walks, local schools, the A259 South Coast Road with its variety of shops and bus services to Brighton City Centre and Eastbourne Town Centre.

ENTRANCE PORCH 6'2" x 2'11" (1.87m x 0.88m)

ENTRANCE HALL

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

KITCHEN 10'3" x 9'4" (3.12m x 2.84m)

CONSERVATORY 13'11" x 12'4" (4.24m x 3.75m)

BEDROOM 1 12' x 9'9" (3.65m x 2.97m)

BEDROOM 2 10'4" x 9'2" (3.14m x 2.79m)

SHOWER ROOM/WC 8' x 5'3" (2.43m x 1.60m)

FRONT GARDEN

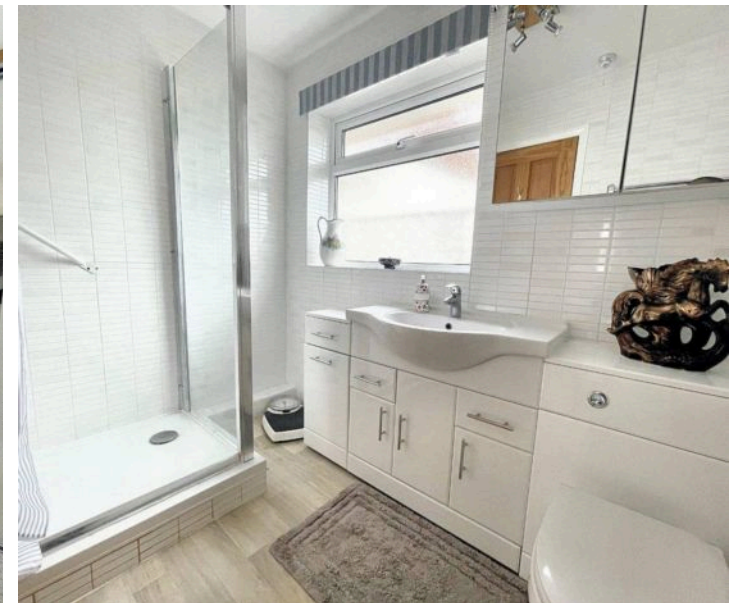
GARAGE 16'7" max x 7'10" max (internal measurements) (5.05m x 2.38m)

REAR GARDEN

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
85.9 sq.m. (925 sq.ft.) approx.



41A LINCOLN AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 85.9 sq.m. (925 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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