



**61 Gladys Avenue, Peacehaven, BN10 8FF**  
**£359,950**

**Carruthers and Luck**  
Sales and Lettings





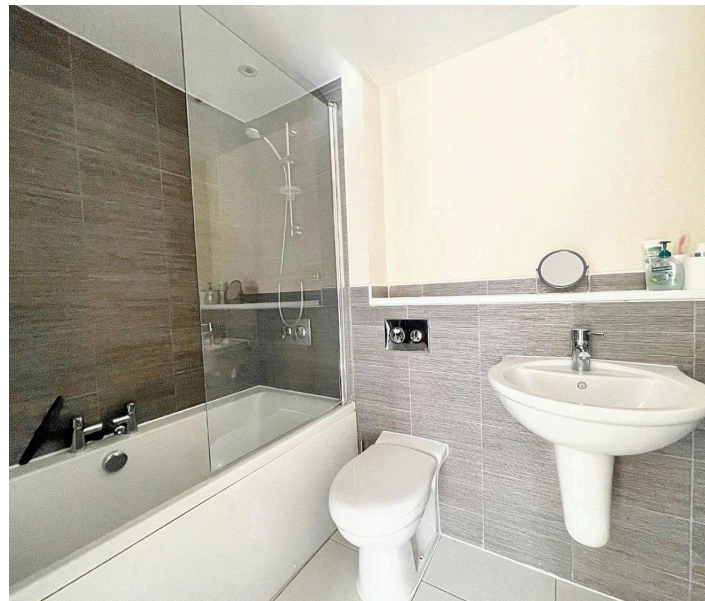
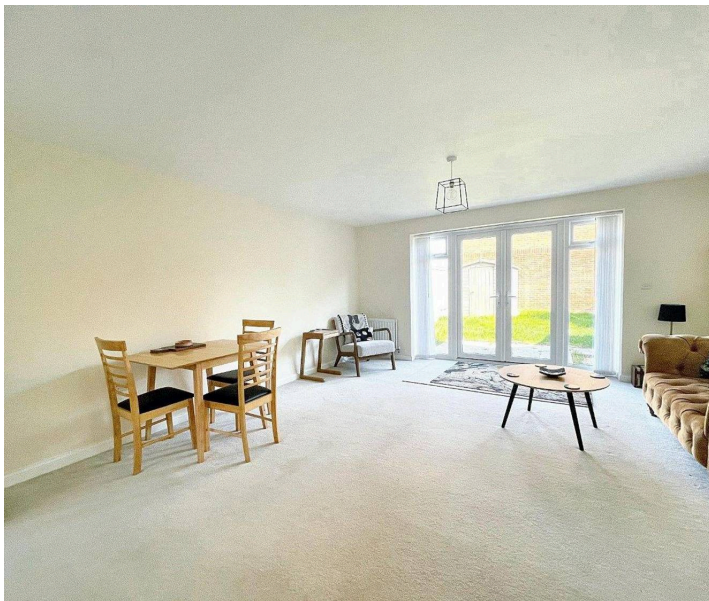
## 61 Gladys Avenue

### Peacehaven

This well presented 3 bedroom semi-detached house is located in a popular position close to The Big Park, downland walks, the A259 South Coast Road with its variety of shops and bus services to Brighton City Centre, Eastbourne Town Centre, Seaford and Newhaven Town Centre with its easy access to Newhaven train station and Newhaven harbour.

The property is being offered with no onward chain and comprises of a good size lounge/dining room that gives access to the rear garden and opens to the west facing kitchen that is fitted with high gloss white units and some integrated appliances that include a washing machine, dishwasher and fridge/freezer. The bedrooms are all good size rooms with bedroom one benefitting from built in wardrobes and an ensuite shower room/wc.

- 3 Bedroom Semi-Detached House
- Good Size Lounge/Dining Room
- No Onward Chain
- En-Suite Shower Room
- Off Road Parking





# 61 Gladys Avenue

## Peacehaven

The family bathroom, en-suite shower room and cloak room/wc are all completed with modern white suites. Outside: the property offers ample off road parking and the rear garden with its paved patio and lawn areas.

### ENTRANCE HALL

LOUNGE/DINING ROOM 16'5" max x 15'6" max (5.00m x 4.72m)

KITCHEN 9'3" x 8' (2.81m x 2.43m)

CLOAKROOM/WC 5'10" x 3'2" max (1.77m x 0.96m)

### FIRST FLOOR LANDING

WEST FACING BEDROOM 1 12'11" max x 10'2" (3.93m x 3.09m)

EN-SUITE SHOWER ROOM/WC 6'8" max x 4'3" max (2.03m x 1.29m)

BEDROOM 2 10'3" x 8'9" (3.12m x 2.66m)

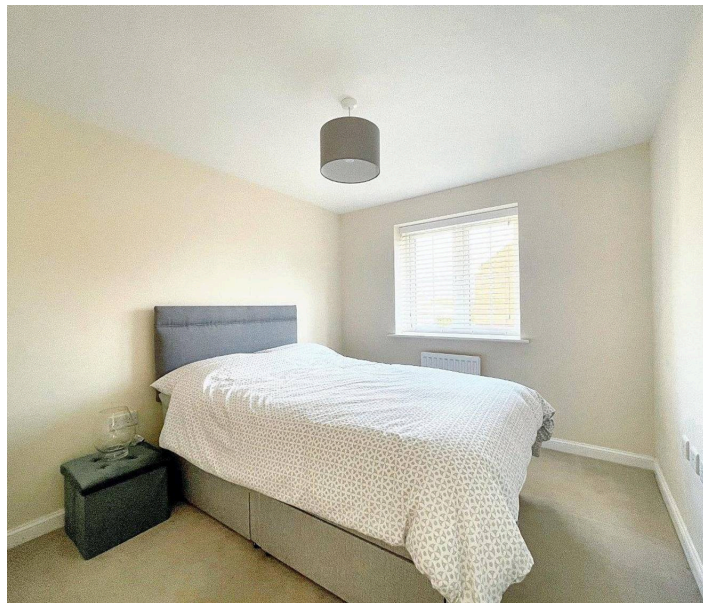
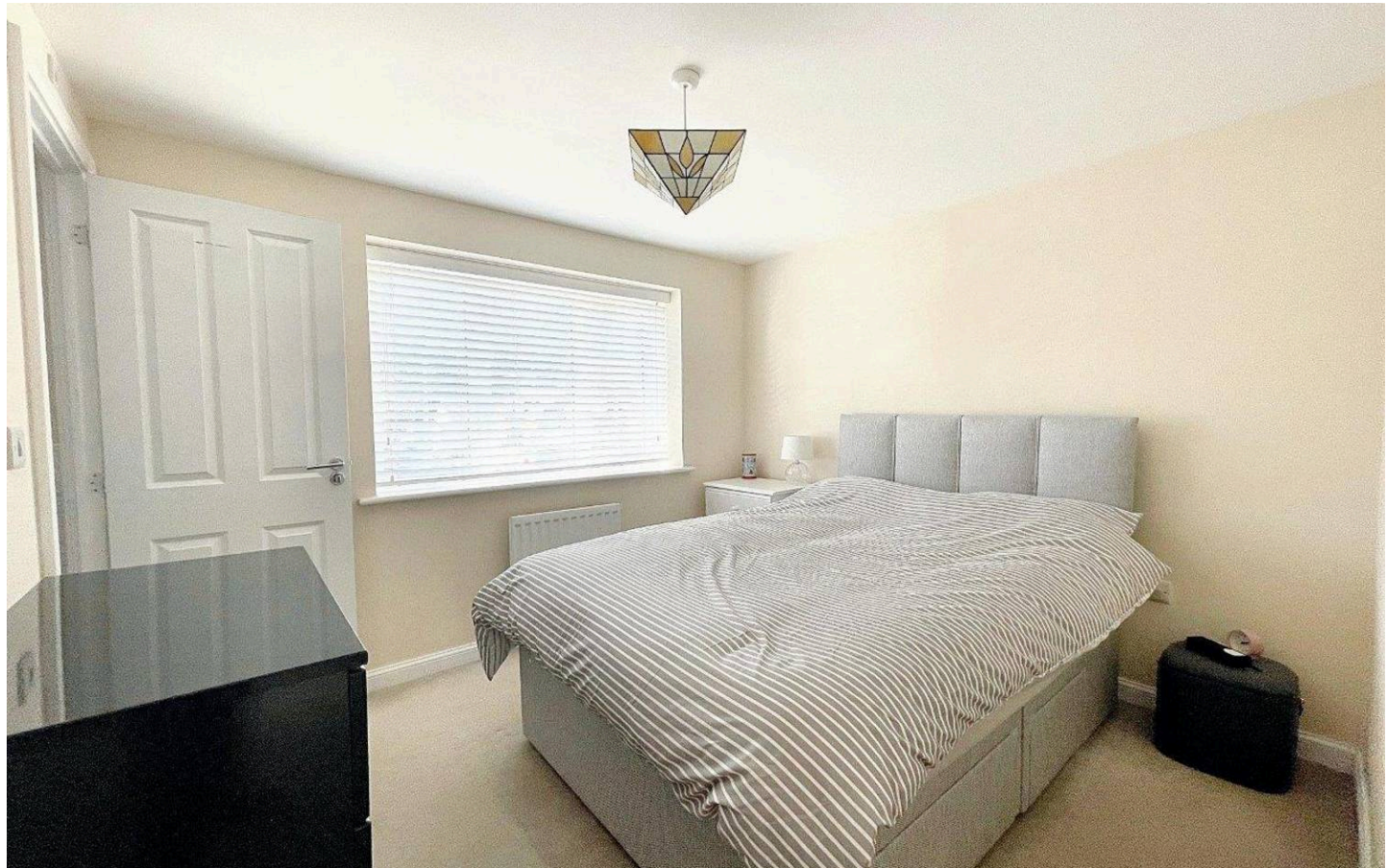
BEDROOM 3 10'2" x 6'6" (3.09m x 1.98m)

BATHROOM/WC 6'10" max x 5'6" max (2.08m x 1.67m)

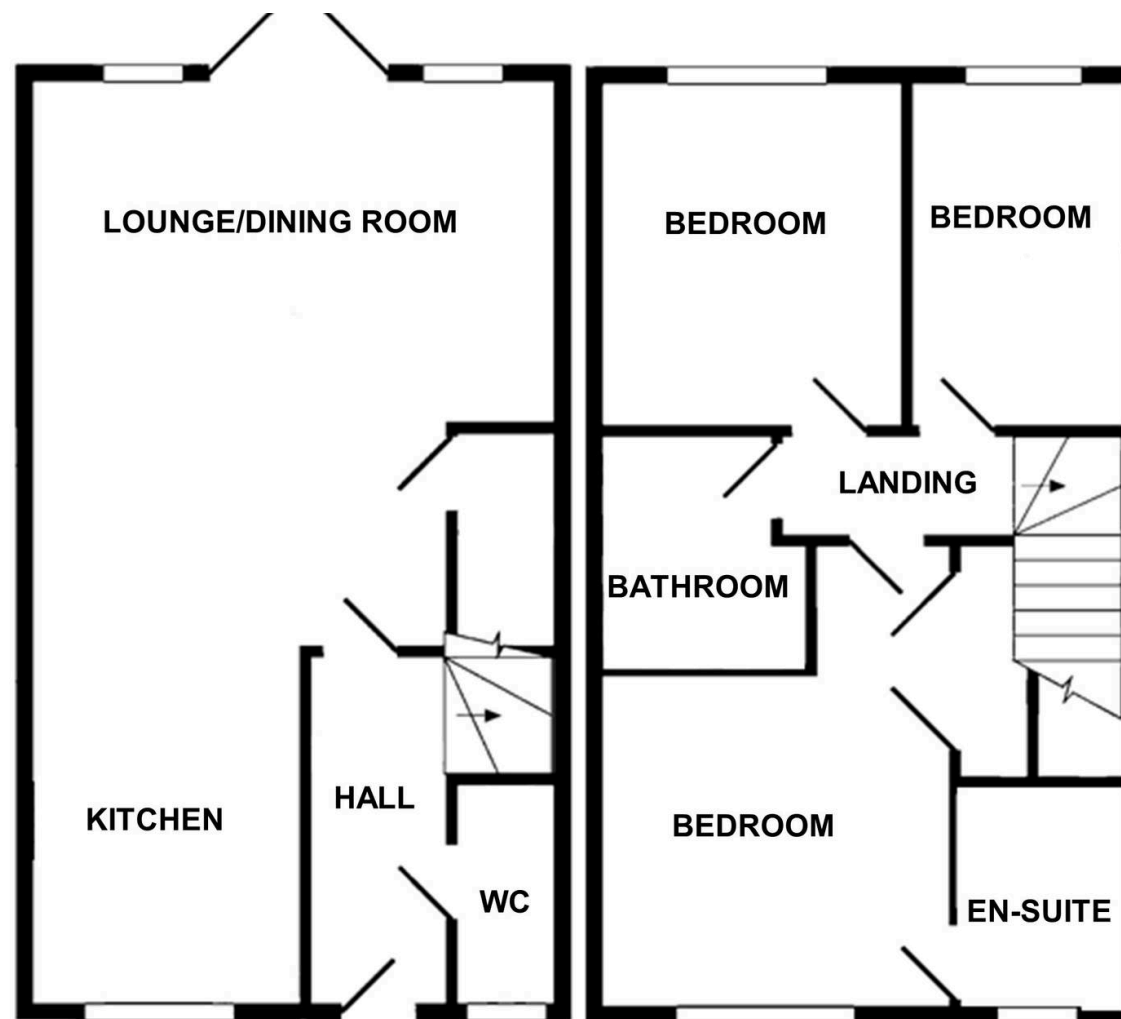
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B







## Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



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