



2 Greenhill Way, Peacehaven, BN10 7UL  
£599,000

Carruthers and Luck  
Sales and Lettings





## 2 Greenhill Way

### Peacehaven

A really characterful and beautifully presented detached 3-4 bedroom individual architect designed colonial style home built in the mid 1980's to a high standard and has been improved and well maintained by the present owners to include new windows, a new boiler and loft insulation, a new block paved drive and light decoration throughout.

The property has lots of kerb appeal with the open covered front veranda, shutters and 3 eyebrow windows. The front door leads to a spacious entrance hall with 2 large windows either side of the front door and a wooden floor. Double doors lead to a south facing living room which has 2 windows with fitted blinds and a wide set of French doors leading to the garden. The room has a lovely feel to it and has a feature white washed wall with a fireplace and space for a large TV over and attractive wood flooring. The Kitchen is another bright room with modern 'shaker' style base cupboards and drawers. The kitchen has a built in gas hob with an electric oven below and space for all other appliances. There is space in the centre of the room for a breakfast table and chairs and there is a door to a rear courtyard area with access to the garage and gardens. The property has a large dining room that could also be a 4th bedroom that overlooks the front garden. There is also a ground floor cloakroom/WC. The hallway open up and has a feature turned staircase with a full height vaulted ceiling leading to the first floor.





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## Peacehaven

The rear garden is south facing and is attractively laid out with a level lawn, established trees and shrubs, a wide paved patio area with space for a table and chair sand the garden is fully enclosed by fencing. Being south facing the garden is in the sun all day.

ENTRANCE HALL 15'10" x 7'10" (4.60m x 2.16m)

LIVING ROOM 18' x 15'4" (5.48m x 4.69m)

DINING ROOM/BEDROOM 4 14'3" x 12' (4.35m x 3.65m)

KITCHEN 12' x 10'6" (3.65m x 3.23m)

GROUND FLOOR BEDROOM 3 11'10" x 10'8" (3.38m x 3.29m)

GROUND FLOOR WC

FIRST FLOOR LANDING/STUDY 9'6" x 7'2" (2.92m x 2.19m)

BEDROOM 1 15'4" x 11'7" (4.69m x 3.56m)

EN-SUITE BATHROOM 9'1" x 5'9" (2.77m x 1.79m)

BEDROOM 2 13'4" x 12' (4.08m x 3.65m)

SHOWER ROOM 8'4" x 4'8" (2.56m x 1.46m)

OUTSIDE COURTYARD 15' x 12' (4.57m x 3.65m)

SOUTH FACING GARDEN

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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