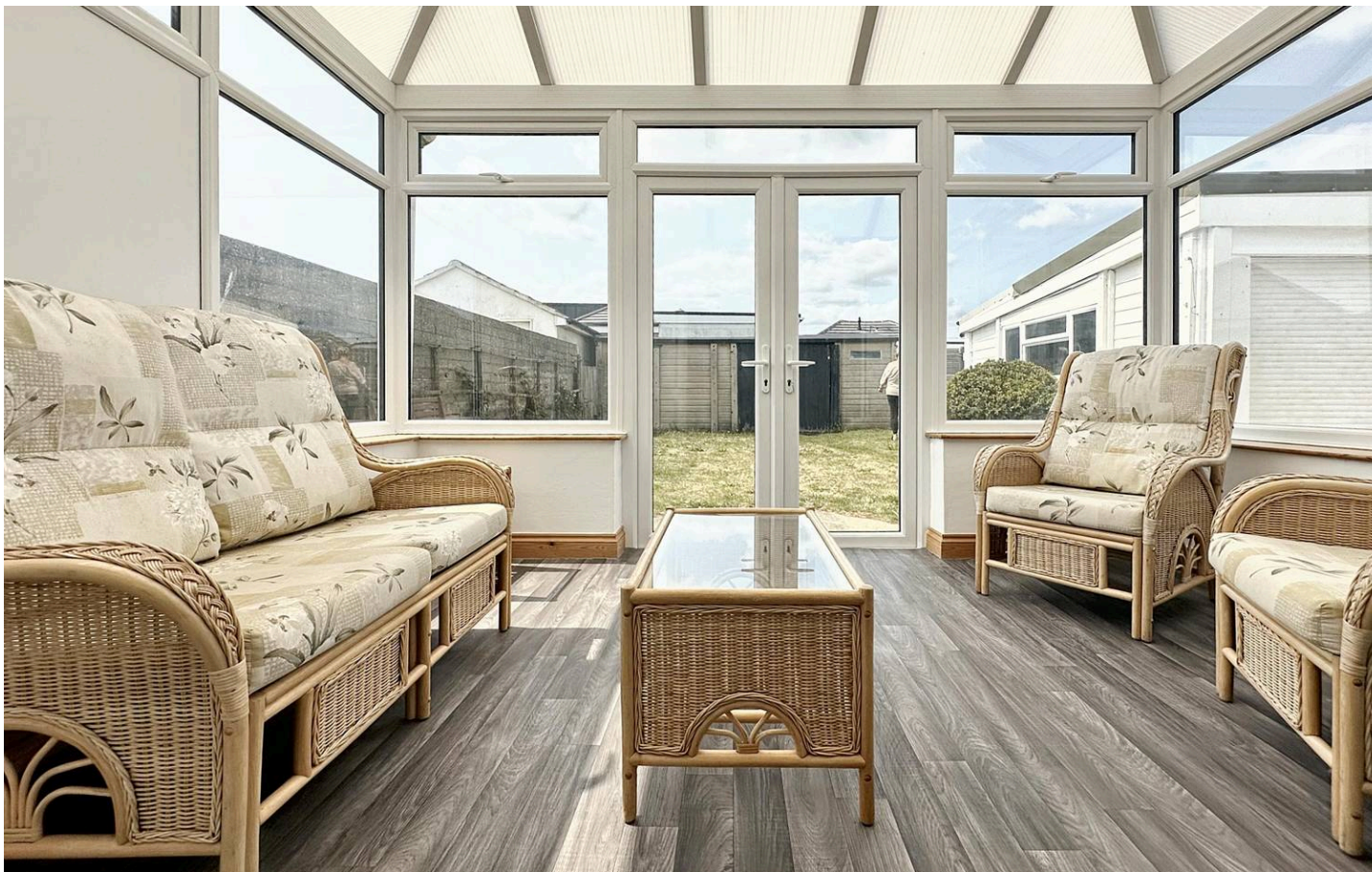




4 Vernon Avenue, Peacehaven, BN10 8PL
£375,000

CarruthersandLuck
SalesandLettings



4 Vernon Avenue

Peacehaven

Located on the sought-after south side of the coast road, this spacious and very well presented detached bungalow offers a unique opportunity for coastal living at its finest. Situated just a few yards from the cliff top promenade with its incredible sea views and lovely cliff top walks sea views.

Comprising a host of well-appointed features, the property boasts a generously proportioned hallway filled with light and giving the property a feeling of space. The west facing lounge with new carpets and decoration flows into a bright conservatory which in turn leads out into the good size garden, creating a seamless transition between indoor and outdoor living spaces. The kitchen is fitted with a range of oak front units on two walls with base cupboards, drawers and matching wall units. The bungalow has 2 double bedrooms and a replacement shower room with a double width tray, sink and WC.

The bungalow offers new decoration throughout and new floor coverings in most rooms. Other features include a recent central heating system and solar panels helping elevate the bungalow to an EPC rating of 'C' making it efficient to run.



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4 Vernon Avenue

Peacehaven

Additionally, the property features a good size west-facing rear garden which is mainly laid to lawn and has a patio area. To the far end of the garden is a full width workshop with power and light. The garage has an electric roller door and power and light. The front garden is laid to lawn and has a shared driveway which leads to the garage.

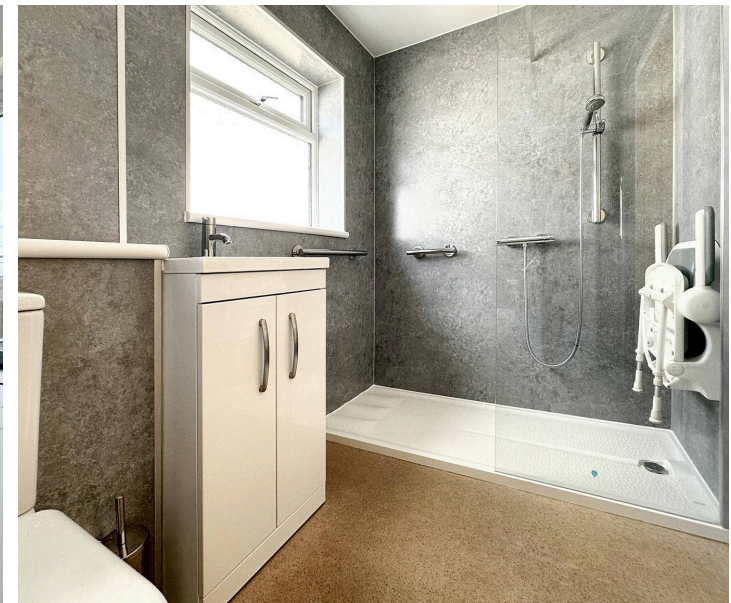
The bungalow is located in a favoured area on the south side of the coast road and is therefore very close to local shops and buses providing frequent access to Brighton City Centre. The Promenade and access to the beach are also very close by. It also offers potential for extension subject to any necessary consent.

The property is offered for sale with no chain.

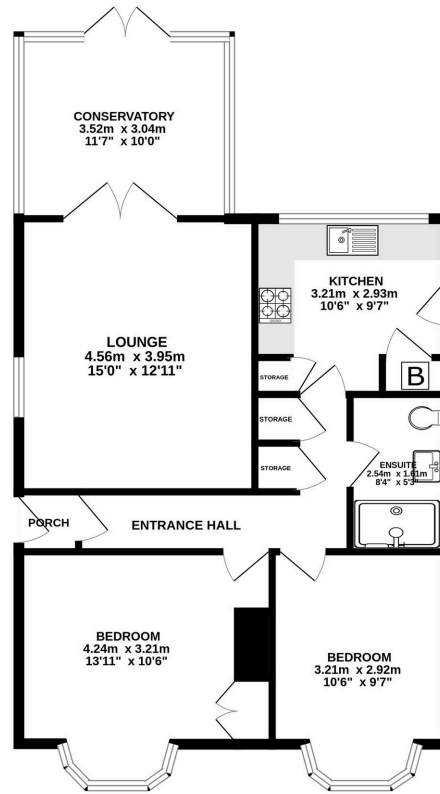
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
75.2 sq.m. (810 sq.ft.) approx.



4 VERNON AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 75.2 sq.m. (810 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.
Made with Memphis 02/20

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These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



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