



68 Firle Road, Peacehaven, BN10 8DA

£425,000 Freehold

A DETACHED 3 bedroom bungalow situated in this POPULAR RESIDENTIAL STREET with garage & off street parking for multiple vehicles. Highlights include; 2 reception rooms, well-maintained front & rear gardens, en-suite wet room & additional family bathroom. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

### Front Porch

Constructed of brick and uPVC double glazed windows with frosted glass, polycarbonate roof, uPVC double glazed door to hallway with frosted glass. uPVC double glazed front door with frosted glass and uPVC window panels to side. Tiled floors.

### Entrance Hall

Coir carpeting, cupboard housing electric meter and consumer unit, archway into living room;

### Living Room

Three radiators, UPVC double glazed windows to front with frosted glass windows at the bottom, archway into dining room.

### Dining Room

UPVC double glazed sliding door to driveway, radiator, doorway to kitchen.

### Kitchen

Range of kitchen fitments comprising wall and base units with roll edge work surfaces over, space for washing machine, space for dishwasher, space for fridge freezer, space for gas cooker with extractor/filter above, built in cupboard housing "vaillant" boiler with slatted shelving. Tiled flooring, part tiled walls, hatch to loft space, two uPVC double glazed windows one to rear looking over the garden, one to side, stainless steel single drainer sink unit with mixer taps. Door from kitchen to rear hallway and archway from kitchen into inner hallway;

### Rear Hallway

uPVC double glazed door with frosted glass to driveway/car port, uPVC double glazed door to rear garden with frosted glass, door to rear bedroom, tiled floors.

### Master Bedroom

Range of built in wardrobes with hanging rails, radiator, uPVC double glazed window over to rear garden, door to en-suite.

### En-suite Wet Room

Pedestal hand basin, low level close coupled WC, uPVC double glazed window with frosted glass, mains fed shower, shower curtain rail, recess spotlights, tiled floors and walls.

### Inner Hallway

Two built in cupboards with shelving, one housing gas meter. Wooden floors, archway back into lounge area, door to bedroom and door to bathroom.

### Bedroom

Radiator, uPVC double glazed window looking over rear garden, uPVC double glazed window to side with frosted glass.

### Shower Room

Radiator, WC with concealed cistern, walk-in shower with mains fed rainfall shower, uPVC double glazed window to side with frosted glass, filter/extractor, tiled floor, tiled walls, cupboard with shaver plug, vanity sink unit with mono-bloc tap.

### Bedroom/Study

Built in cupboard with hanging rail and shelving, further cupboards above, range of uPVC double glazed windows to front and side some with frosted glass, radiator.

### Outside

#### Front Garden

The front garden has a low lying wall for the border and a pathway leading to the front door. To the side is the driveway leading up to the garage. There is also outside lighting and an outside power point.

### Rear garden

approx 35'1" x 40'0" (approx 10.7m x 12.2)

Stepping out from the rear hallway on to a patio pathway which leads to the side gate and towards the back of the garden to a uPVC door at the rear of the garage. The garden is laid to lawn with mature shrubs and enclosed with fenced borders, there is also an outside tap for ease in watering the plants and washing the car.

### Garage

Electric garage roll up door, electric light, multiple power points, door to rear garden.

### Total approx floor area

1345 sq.ft. (124.9 sq.m.)

### Council tax band D

### V1

*Peacehaven is located above the chalk cliffs of the South Downs approximately six miles east of Brighton City Centre just off the A259. There are plenty shops, pubs and restaurants locally and a good bus service into the City Centre. There are schools locally too - Peacehaven Heights and Peacehaven Community School. The Meridian Shopping Centre is also close by.*

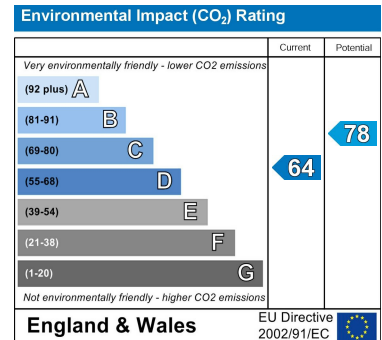
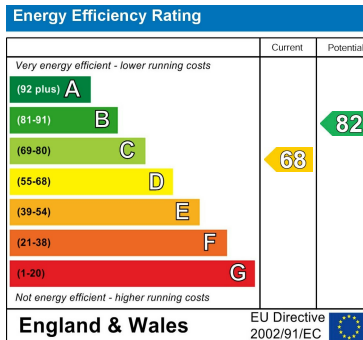
*There are various points along the coast for walks and access on to the beach.*

*The town was originally born out of a need for retiring World War I veterans, a place where they could escape and recover from the effects of the war. The idyllic setting of sea air and simple lifestyle were thought to have been good for their health and recovery. The land was also cheap so that working-class families from the city purchased plots and built themselves makeshift homes for weekends and holidays. Buildings were made with whatever materials were available at the time. The new homeowners felt a sense of freedom in living off the land enjoyed a simple life away from the bustling and polluted City.*





TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (124.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**IMPORTANT**

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