

3  
BED

# Convenient Location with Generous Garden

3, Park Avenue, Peacehaven, BN10 7ND



Price £399,950

Freehold

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GROUND FLOOR  
APPROX. FLOOR  
AREA 109.1 SQ.M.  
(1174 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 29.2 SQ.M.  
(314 SQ.FT.)

TOTAL APPROX. FLOOR AREA 138.3 SQ.M. (1488 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## inbrief...

Phillip Mann are delighted to offer for sale this semi detached chalet in Park Avenue. Conveniently located to Telscombe Cliffs primary school and local convenience store, this family home offers good accommodation coupled with a generous garden.

Property benefits include, three double bedrooms, double glazed windows, gas central heating, south facing sunny aspect garden and distant sea views. As you approach the property, you have the benefit of a driveway providing ample off road parking, garage with up and over door and quaint front garden.

The spacious entrance hall features; tiled floor, useful store cupboard, under stairs storage and stairs to first floor. Bedroom three is a double room and bedroom two is a good size double with fitted wardrobes - both overlook front. The bathroom is fitted with; tiled floor and walls, bath with mixer tap and overhead shower, sink in storage unit and w/c.

The kitchen (Dec 23') is fitted with a range of wall and base units with complementing working surface. Features include; tiled floor, inset sink drainer with door and window to conservatory, 4-way induction hob with overhead filter, eye level oven and microwave, integral dishwasher and space for washing machine, tumble dryer and fridge freezer.

The extended lounge has ample space for all furniture and features, storage cupboards housing combination boiler, french doors to terrace, exposed wooden flooring throughout and open doorway to conservatory which is a useful dining area with further doors to garden. Upstairs, bedroom one is a fantastic size and features; windows to side and rear with elevated distant sea views, eaves storage and additional store/loft/dressing area.

A great selling point of this property is the 80ft south facing rear garden. Features include; decked terrace area with void storage, external power point, rear door to garage, useful patio area large lawn area and further vegetable plots.

Viewings Advised



ENERGY RATING - E

COUNCIL TAX - C

moreinfo...



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