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BED

# Family Home with Planning Permission

38, Friars Avenue, Peacehaven, BN10 8SB

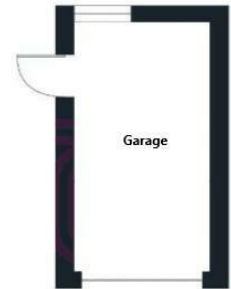
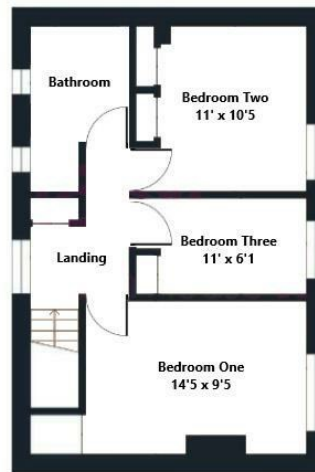
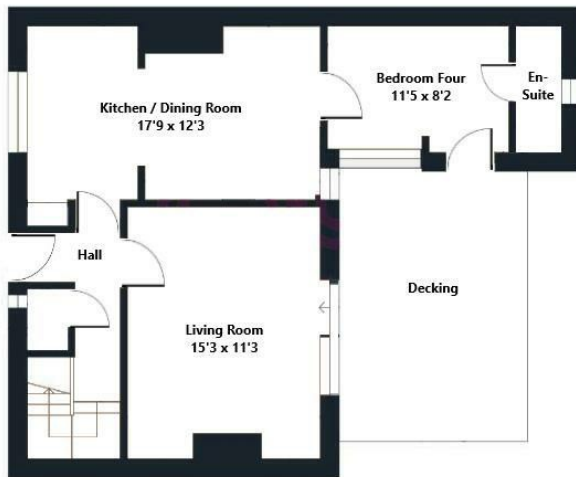


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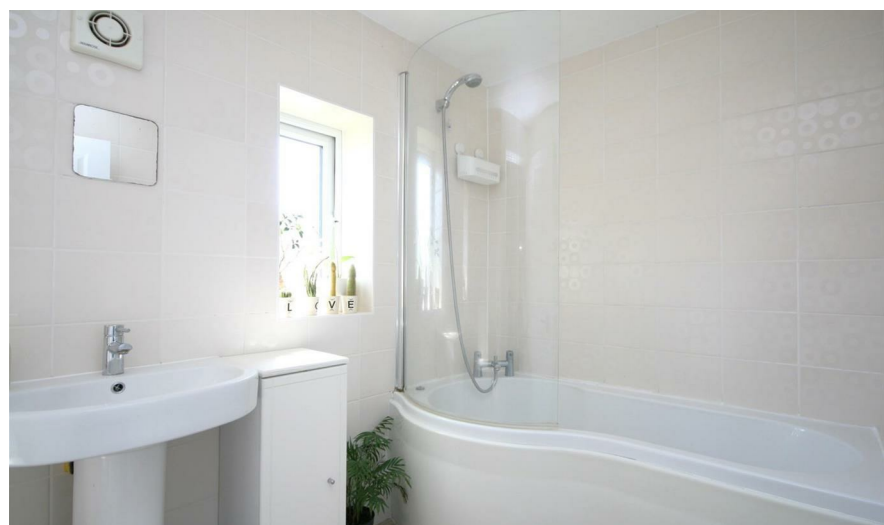


## inbrief...

Are you looking for a property that is adaptable and versatile and has the ability to be made larger? If so then this could be the one. Furthermore, if you are a developer looking for a plot this property is also offered with APPROVED PLANNING PERMISSION for an attached Three Bedroom, Three Storey House. The plans can be viewed on the Lewes Council website under planning number LW/23/0588.

This older style family home has been very well cared for over the years and has truly stunning front and rear gardens which must be seen to be believed. This will certainly be noticed as you access the property from the pebbled drive which offers ample parking and access to the garage. The front door accesses the entrance hall where storage options are immediately to hand. The west facing lounge lies to the rear of the property and this offers space for all of your soft furnishings and associated furniture, alongside patio doors which overlook and access the west facing rear garden. The modern kitchen/dining room lies adjacent with the kitchen area offering a wealth of units for storage, contrasting work surfaces and integrated appliances. The dining area also offers further built-in storage as well as space for a good size dining table and chairs. The fourth bedroom lies on the ground floor and boasts direct access onto the rear garden and an en suite shower room/wc. Lastly, a cloakroom/wc is a very handy addition. The first floor consists of three further bedrooms which all boasts built in storage and all overlook the rear garden. These are service by the spacious and modern family bathroom/wc.

Externally, the west facing rear garden offers an exceptionally well manicured lawn and is laden with mature shrubs and trees, delightful low box hedging and numerous plants. There is also a large decked area, to give even more space for pot plants or even an indulgent hot tub. The maturity of the garden also offers a high degree of privacy and seclusion.



EPC Rating - C  
Council Tax Band - C

moreinfo...



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