

**3**  
BED

# Well Presented Family Home - No Chain.

65, Downland Avenue, Peacehaven, BN10 8TP



Offers Over £269,950

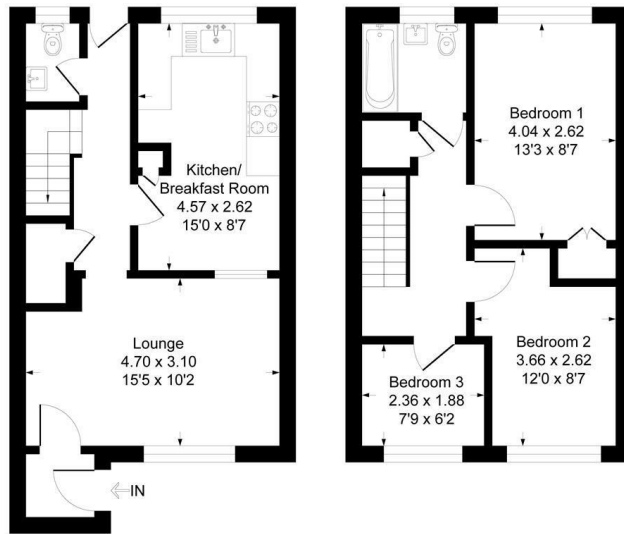
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65 Downland AV, BN10 8TP  
 Approximate Gross Internal Floor Area = 75.1 sq m / 809 sq ft



Ground Floor

First Floor

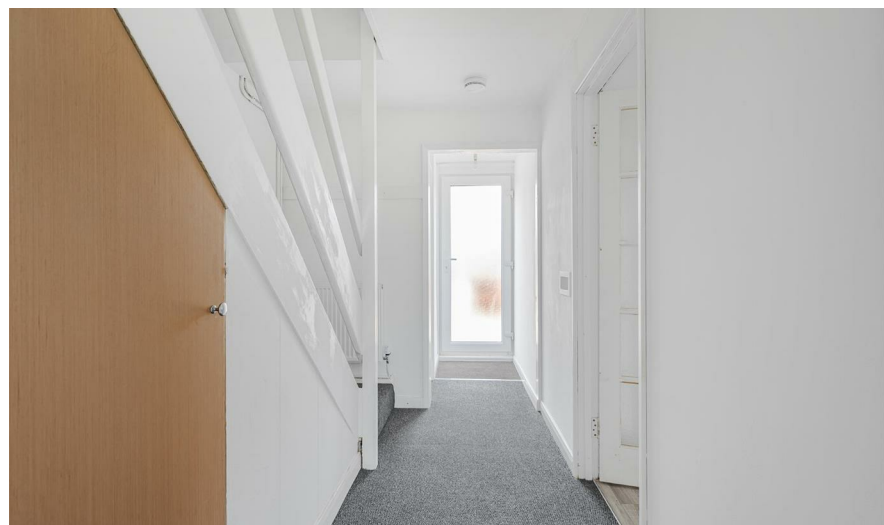
Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Calling all First time or Investment Buyers! If you are a first time or investment buyer, grab this fantastic chance to acquire this very well presented, semi-detached family home which is situated in this convenient location. The position is ideal, a short walk will take you to a local convenience store as well as the South Coast Road with its frequent bus service between Brighton and Eastbourne. A little further afield you will find open fields, countryside walks, the cliff top promenade and access to the beach. This is the ideal spot to raise your growing family.

You are greeted into the home via the spacious entrance porch where you will find ample storage for your coats and shoes. A door from here leads into the west facing lounge which lies to the front of the property and here you will find space for your soft furnishings and associated furniture alongside a window which overlooks the front garden. A door to the rear accesses the inner hall where a storage cupboard is on hand alongside access into the re-fitted kitchen/dining room. This lies to the rear of the property and here you will find plenty of cupboards for storage alongside ample work surface and space for all your normal appliances. There is also space for a table and chairs alongside a window which overlooks the rear garden. Lastly a handy cloakroom/wc is found on the ground floor. The first floor comprises of three bedrooms with the master lying to the front with the remaining two located at the rear. The bedrooms to the rear both enjoy an open aspect with views towards downland. The bedrooms are serviced by the re-fitted bathroom/wc which incorporates a bath, wc and basin.

Externally you will find an open plan lawned front garden and a communal car parking area. The paved rear garden offers a low maintenance area but with a little thought and could easily be turned into your own small private green oasis. This really is a great property and with no chain means a quick move could be on the cards.



EPC Rating - C  
 Council Tax Band - B

moreinfo...



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