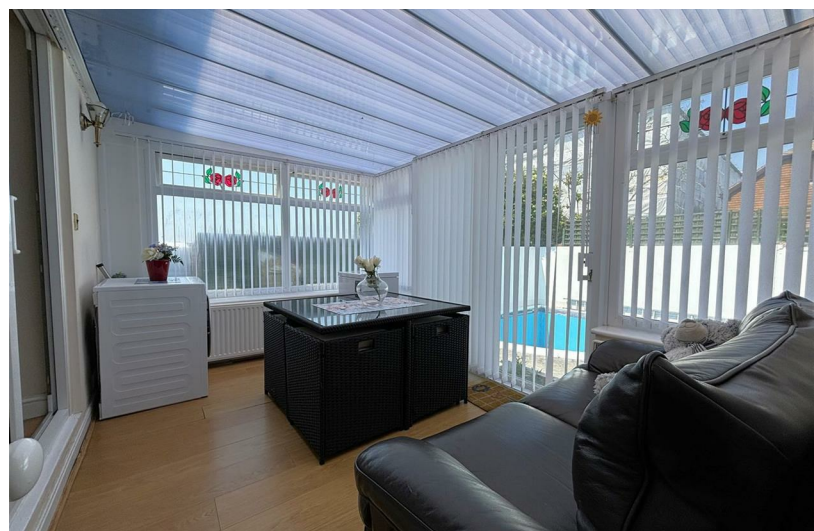


4

BED

# Deceptive and Spacious Accommodation

46, Sutton Avenue, Peacehaven, BN10 7NY



Price £375,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



Ground Floor



First Floor



inbrief...

Grab this fantastic opportunity to acquire this very well presented, deceptively spacious family home which is situated in this most convenient location. The property is positioned within short walking distance of local shops, bus routes to Brighton, primary and secondary schools as well as the doctors surgery. Further afield you will find, The Dell, cliff top walks and access to the beach. The property has been well looked after during the current owners tenure and offers sizable as well as versatile accommodation and could suit most size families. The front door welcomes you into the entrance hall where you will find built-in storage cupboards to hand. The lounge offers plenty of space for your soft furnishings as well as your other associated furniture. An opening to the rear leads into the dining room which is the perfect size for a good size table and chair along with patio doors which overlook and afford access into the sunny west rear garden. Lying at the front of the property you will find a spacious kitchen/breakfast room which has plenty of units for storage, ample contrasting work surfaces and integrated appliances. A good size window allows plenty of light to enter and overlooks the front garden. A conservatory is positioned to the rear of the building this offers an area to sit, relax and soak up the sun that literally floods this room. Two bedrooms are located on the ground floor with the larger offering full width built-in wardrobes. The shower room offers a shower cubicle, wc and basin. The first floor consists of two further double bedrooms with one offering a very handy walk-in wardrobe or a study area - the choice will be yours. A spacious bathroom is also on offer and incorporates a 'P' shaped bath, wc and basin. Externally there is a small formal front garden mainly laid to lawn with off road parking for two/three vehicles. The paved west facing rear garden is a sunny affair and boast a below ground swimming pool-ideal for those summer days



EPC Rating - E  
Council Tax Band - C

moreinfo...



Phillip Mann Peacehaven Office  
226-230 South Coast Road, Peacehaven, BN10 8JR  
01273 586622

To see more details on this & all our homes go to [www.phillipmann.com](http://www.phillipmann.com)