

3  
BED

# A Spacious House in a Convenient Location

10, Downland Avenue, Peacehaven, BN10 8TH



Price £289,950

Freehold

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10 Downland Av, BN10 8TH

Approximate Gross Internal Floor Area = 87.32 sq m / 940 sq ft

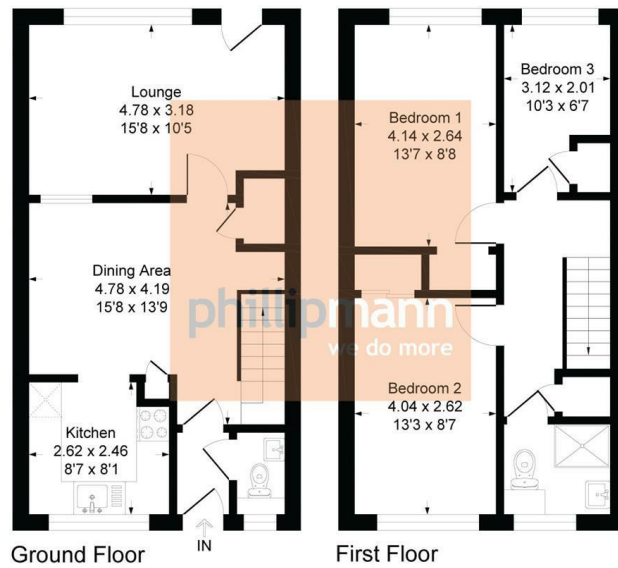


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillipmann Estate Agents are delighted to offer for sale this well presented 3 bedroom end of terrace property situated in a convenient location. The position is perfect; 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.

As you approach the wider than usual plot, you have the benefit of off road parking. The useful tiled entrance porch has cloakroom w/c and leads to the open planned dining room which features; meter cupboard and under stair storage.

The kitchen is fitted with a range of wall and base units with complementing working surface. features include; recently replaced eye level double oven, gas hob with overhead extractor and inset sink drainer with window to front. A further benefit to mention is the wall mounted combination boiler which is only circa a year old and spaces for the washing machine and fridge freezer.

The lounge runs the full width of the property and opens onto the rear garden with a pleasant outlook. The low maintenance rear garden is a good size and features; paved and lawn areas, side access, a pre fabricated storage 'shed', composite decked area for shed / seating and stocked borders.

Upstairs, the landing has an over stair storage cupboard and hatch to part board, well insulated loft space. Bedrooms 1 and 2 are double rooms with inset storage overlooking the front and rear and bedroom 3 is a single/study with a fitted cupboard. The shower room has been tastefully refitted with a shower cubicle with wall mounted electric shower, w/c unit, vanity wash basin, tiled walls, ladder radiator and frosted window to front.

VIEWINGS ADVISED  
INVESTORS  
FIRST TIME BUYERS



EPC - C

Council Tax Band - B

moreinfo...



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