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BED

Stunning Home in Excellent Order Throughout

19, Kirby Drive, BN10 7DY



Price £425,000

Freehold

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19 Kirby Drive, BN10 7DY
 Approximate Gross Internal Floor Area = 116.75 sq m / 1257 sq ft
 Garage Area = 14.29 sq m / 154 sq ft
 Total Area = 131.05 sq m / 1411 sq ft

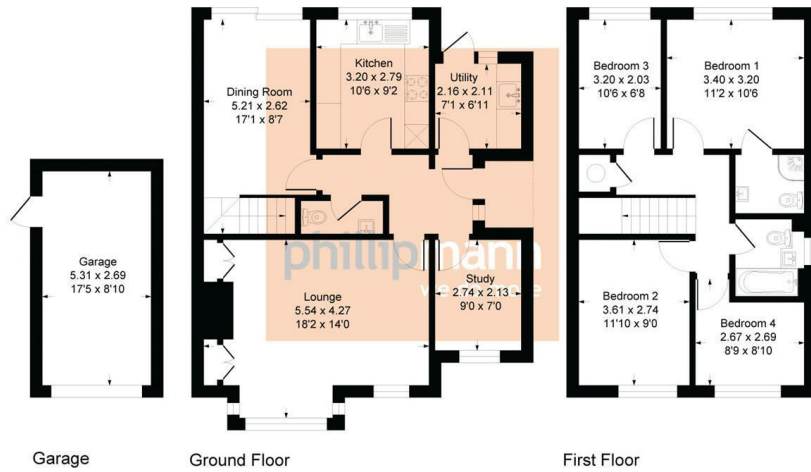
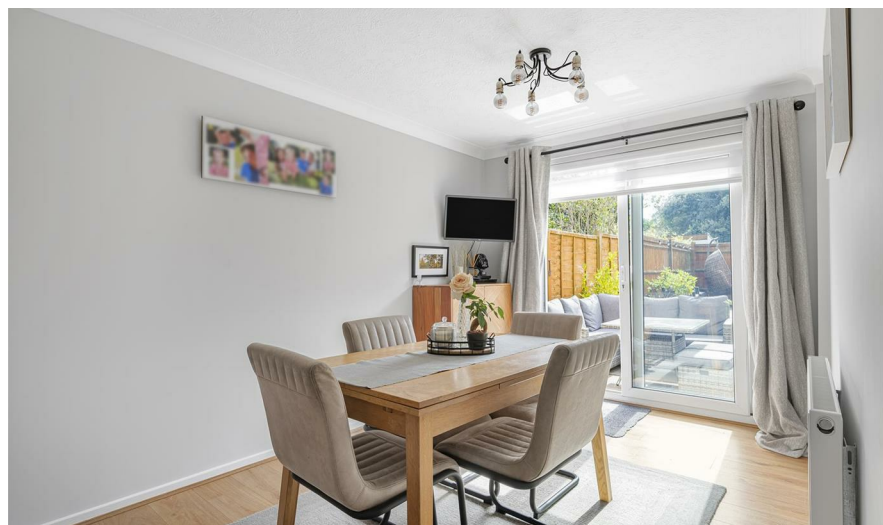


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Located in this family orientated, popular area within Telscombe Cliffs lies this very well-presented and spacious family home offering plenty of accommodation for a growing family. Situated close to a local shop, primary school, Chatsworth park and bus routes to Brighton you will find this home to be very well connected indeed. Furthermore, open fields and countryside walks are also just a short walk away. You are welcomed into the entrance hall which accesses all of the principal ground floor rooms. The spacious lounge lies to the front and is flooded in natural light. Here you will find space for your soft furnishings as well as a feature bay window which overlooks the front garden. The modern well-appointed kitchen is equipped with a number of units for storage, work surfaces and integrated appliances. A separate dining room lies adjacent and will easily house a large table and chairs and associated furniture. Patio doors to the rear overlook and afford access the delightful southerly aspect rear garden. A very handy utility room is located close by and offers further storage and appliance spaces alongside access to the rear garden. A versatile fifth bedroom/study is also on offer and this can offer plenty of different options for you. Lastly on the ground floor you will find a very handy cloakroom/wc. Stairs rise from the entrance hall to the first floor where access to the loft can be found alongside a handy linen cupboard. Four bedrooms are present, with the master bedroom boasting an en-suite shower room. This comprises of a shower cubicle and basin. The family bathroom/wc comprises of a modern bath, wc and basin. Externally, the southerly aspect private rear garden offers a patio and level lawn with some mature shrubs and is all enclosed by timber fencing and walling. It is ideal for the adults to relax and the kids to play. The front garden is mainly laid to lawn alongside ample parking for several vehicles and access to the detached garage.



EPC Rating - C
 Council Tax - D

moreinfo...

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