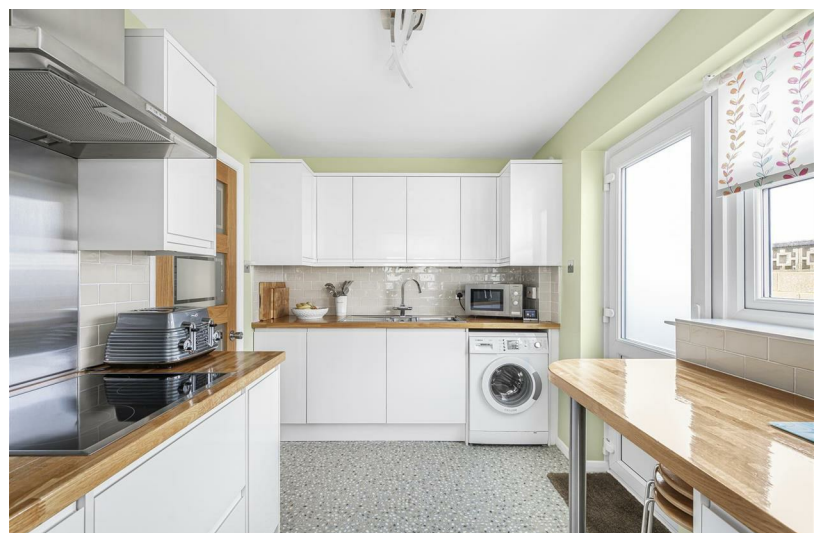


3
BED

Sought After Location
189a, Arundel Road Central, Peacehaven, BN10 7NT



Price £415,000

Freehold

phillipmann
we do more

www.phillipmann.com

189A Arundel Road, BN10 8TP

Approximate Gross Internal Floor Area = 111.29 sq m / 1198 sq ft

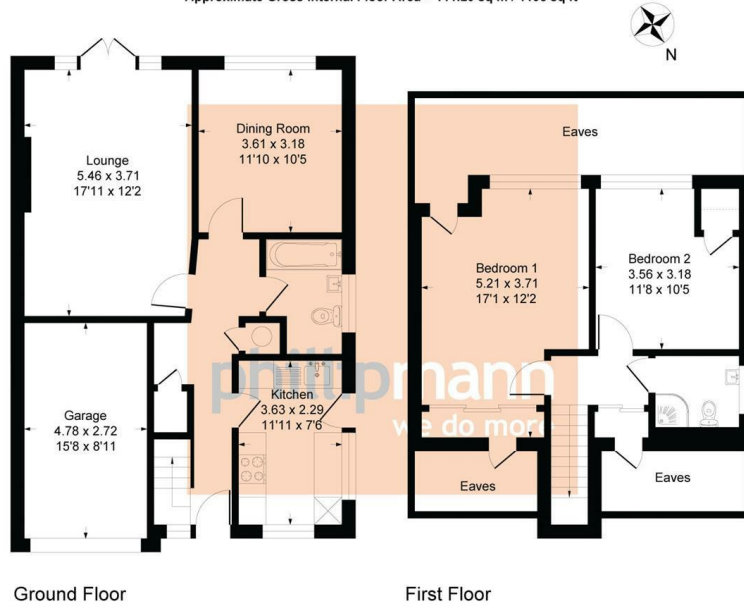


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillipmann Estate Agents are delighted to offer for sale this three bedroom, two bathroom semi detached house in a central position within a short walk to all amenities including main bus routes, meridian centre, doctors surgery and local schools.

As you approach the property, you have the benefit of a large blocked paved driveway providing off street parking for multiple vehicles, garage with power and lighting, and attractive boundary wall adding to the kerb appeal. The spacious entrance hall comprises, stairs to first floor, under stair storage and airing cupboard with tank and shelving.

The kitchen is fitted with a range of wall and base units with complementing working surface. Features include; 4 way electric hob with overhead extractor, 1 1/2 inset sink drainer, space for fridge freezer and washing machine, integral dishwasher, breakfast bar, enclosed wall mounted boiler, tiled splash back, window to front and door to side.

The convenient ground floor bathroom comprises; bath with mixer tap and overhead shower, sink and w/c surround unit with tiled walls. Bedroom three (currently used as a dining area) is a good size, overlooks the rear garden and the lounge features; electric fire with surround, ample space for all furniture and french doors to rear garden.

Upstairs, the landing has useful store cupboard with additional eaves/loft space. The contemporary shower room is fitted with a corner shower tray, floating vanity sink unit, w/c and tiled walls. Both bedrooms are good size double rooms with eaves storage, ample space for free standing furniture and overlook the rear garden with distant sea views.

Outside, the immaculately presented south facing rear garden benefits from a large degree of seclusion and features; well manicured, edged lawn with mature stocked borders and a seated patio area. Furthermore, the useful wide side access area comprises, storage shed, outside tap and UPVC gate to front.

VIEWINGS ADVISED



EPC - C

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