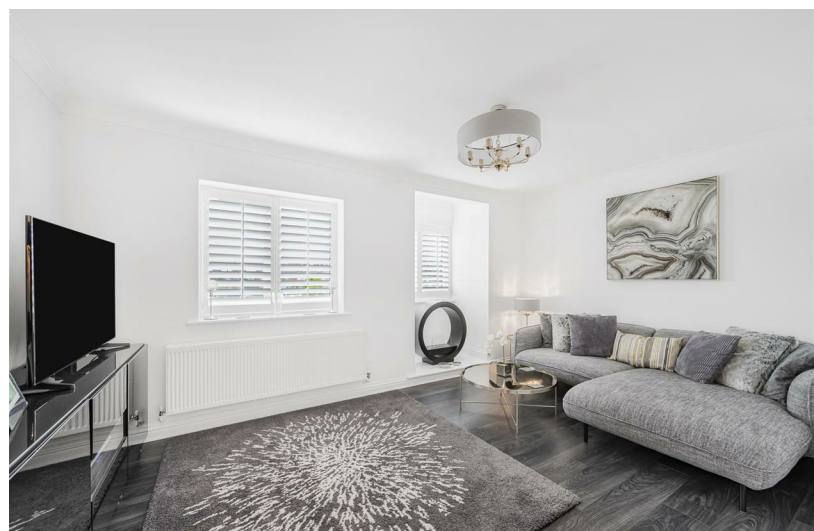


5  
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Approximate Gross Internal Floor Area = 136.5 sq m / 1470 sq ft

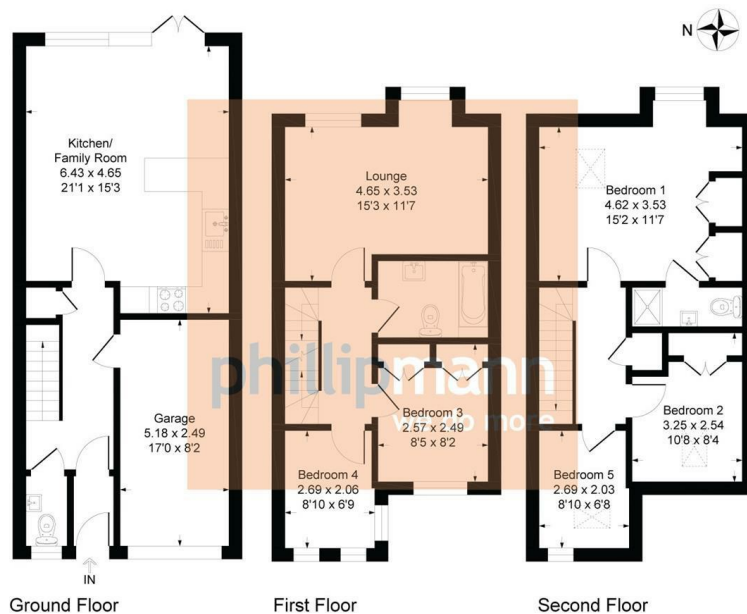


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillipmann Estate Agents are delighted to offer for sale this five bedroom town house. Constructed in 2014, the property is conveniently located within walking proximity to the big park, main bus services and local amenities. Backing onto Peacehaven allotments with an open outlook, this property has been consistently updated by the current owners and would make a perfect family home.

As you approach the property, you have the benefit of a block paved driveway providing off road parking for two vehicles. The spacious entrance porch leads into light and airy entrance hall which features; cloakroom w/c, under stair storage and door to integral single garage comprising power, lighting and electric roller door.

The open plan L-Shaped kitchen/dining/snug is a good size, fitted with a range of wall and base units with complementing working surface and features; 4-way gas hob and overhead extractor, eye level oven, integral dishwasher, fridge, freezer and washing machine, tiled splash back and breakfast bar. The dining area has plenty of space for all furniture with an additional snug/lounge area and french doors leading out to rear garden.

Outside, the rear garden has been well maintained and features, a block paved patio area with retaining wall, lawn covering and decked area at rear.

On the first floor, the accommodation comprises; contemporary family bathroom, spacious lounge with TV point and windows overlooking rear garden, bedroom two with inset wardrobes and bedroom four - a small double/single/study.

The main bedroom is a fantastic size located on the second floor featuring double inset wardrobes, windows to rear and ensuite shower room. Further accommodation comprises; cupboard housing boiler and tank, bedroom three with inset wardrobes and bedroom five currently used as a study.

VIEWINGS ADVISED



EPC - B

Council Tax Band - D

moreinfo...



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