

3  
BED

# Spacious Detached Bungalow

28a, Cissbury Avenue, Peacehaven, BN10 8TN



Price £365,000

Freehold

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28a Cissbury Av, BN10 8TN  
 Approximate Gross Internal Floor Area = 84.15 sq m / 906 sq ft  
 Outbuilding = 13.32 sq m / 143 sq ft  
 Total Area = 97.47 sq m / 1049 sq ft

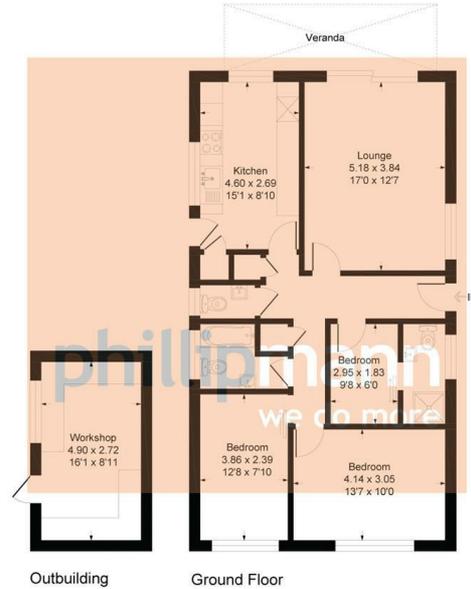


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillipmann estate agents are delighted to offer for sale this immaculately presented, three bed detached bungalow in Cissbury Avenue. Positioned perfectly, a short walk will take you to the open fields, countryside walks, Centenary Park and a regular bus service between Brighton and Eastbourne. A little further afield you will find local primary and secondary schools, clifftop walks and access to the beach.

As you approach the property, you are welcomed with a large block paved driveway providing off road parking coupled with a useful outside tap. The entrance hall features, airing cupboard, storage cupboard, cloakroom w/c and hatch with fitted to the boarded loft space where you'll find the boiler and solar control panel.

Bedroom 1 is a good size double to front with ample space for free standing furniture. Bedroom 2 is also a double room to front with vanity wash basin. Bedroom 3 is a self contained single / small double with en suite shower room. The bathroom comprises; bath with shower, w/c, vanity wash basin, tiled floor and walls with window to side.

The light and airy kitchen is fitted with a range of wall and base units with complementing working surface. Features include; 4-way gas hob with overhead extractor, inset sink drainer with window and door to side, space for all white goods, eye level oven / microwave, tiled floor and walls and larder cupboard.

The spacious lounge is a lovely size with a focal electric fire, has space for all soft furnishings and has a sliding door onto the enclosed rear veranda - a perfect spot to enjoy the afternoon sunshine. The west facing rear garden has been tastefully landscaped with; lawn covering, stocked borders, side access, greenhouse and garage/workshop containing power and lighting.

Solar Panel Lease;  
 25 Years & 3 months from October 2011



EPC Rating - C

Council Tax Band - D

moreinfo...



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