

3  
BED

# South Side Bungalow in Need of Modernisation

12, Steyning Avenue, Peacehaven, BN10 8LT



Price £330,000

Freehold

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12 Steyning Avenue, BN10 8LT  
Approximate Gross Internal Floor Area = 73.11 sq m / 787 sq ft  
Garage Area = 10.90 sq m / 117 sq ft  
Total Area = 84.01 sq m / 904 sq ft

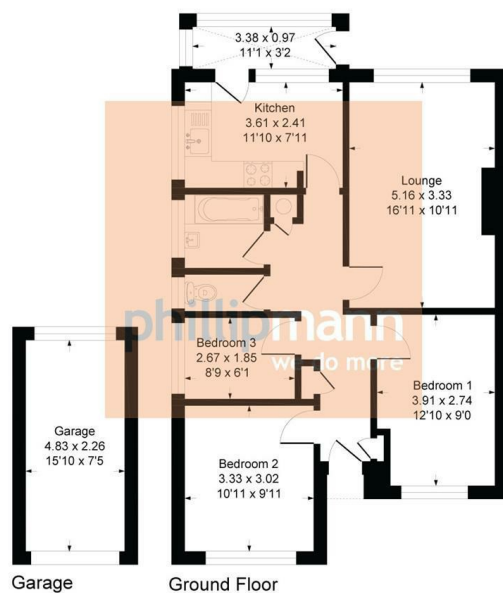


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

No Chain! Phillipmann Estate Agents are delighted to offer for sale this three bedroom, semi-detached bungalow on the ever popular, south side of the coast road. Located in Steyning Avenue, the property is within a yards to cliff top promenade, shops and main bus routes between Brighton and Eastbourne. Furthermore, other local amenities including a doctors surgery and gym are also within short walking distance.

The property which offers no chain does now need a good degree of modernisation and updating but with a little thought and imagination, could easily be returned to its former glory.

As you approach the property, you have the benefit of a long driveway providing off road parking and access to the garage. Furthermore there is also a small patch of front lawn you can put your own stamp on.

The front door access the entrance hall and this offers access to the sizable loft space which offers the potential for conversion if more space is ever required in the future. The lounge/dining room is located to the rear of the property and here you will find plenty of space for all of your soft furnishings as well as a small table and chairs. A large window floods the room in plenty of natural light and in turn overlooks the west facing rear garden. The nearby kitchen is fitted with a range of wall and base units with complementary working surface and space for all of the normal appliances. A south facing window allows plenty of light to enter and a door and window to the rear overlook and access the west facing conservatory. The conservatory is the perfect spot to sit, soak up the sun and enjoy a view over the rear garden. Three bedrooms are on offer here, with two doubles which are located to the front of the property and the third being a single. The bedrooms are serviced by the bathroom and separate wc.

The sunny west facing rear garden is of a good size and offers a patio and lawn area, alongside some mature shrubs and hedging.



EPC Rating - D  
Council Tax Band - C

moreinfo...



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