

3  
BED

# Well Presented Family Home, Great Location

11, Sunset Close, Peacehaven, BN10 7EG



Price £320,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



Approximate Gross Internal Floor Area = 87.9 sq m / 947 sq ft

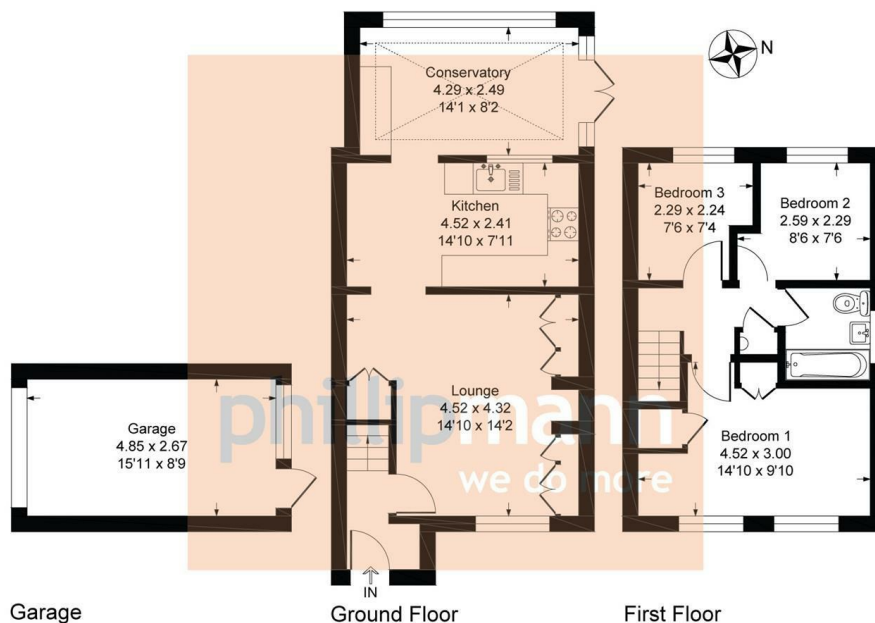


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann Estate Agents are delighted to bring to the market this modern, three bedroom semi-detached family home, situated in this quiet and popular area in Telscombe Cliffs. The property is located close to a local school, shop, Chatsworth park and bus links to Brighton and beyond, making this home an ideal first time purchase or investment opportunity. Furthermore, a short away you will find open fields and countryside walks which are ideal for those family walks or cycle rides.

From the front door you are greeted by an entrance hall, and from here there are doors that guide you through to the lounge. This pleasant room is flooded by natural sunlight and offers plenty of space for your soft furnishings alongside a window that overlooks the front garden. Lying adjacent is the modern re-fitted kitchen where you will find a wealth of units for storage, contrasting work surfaces and plenty of space for all of your appliances. Access from here is gained into the adjoining west facing conservatory which is currently used as a dining room. This will easily house a good sized table and chairs and other associated furniture, as well as further appliance space if required. It also retains the ability to be used as a second reception space or office if the need arises.

Stairs from the entrance hall rise to the first floor landing where access is gained into the bedrooms. The master bedroom overlooks the front garden and benefits from having a fitted storage whilst the remaining two bedrooms overlook the rear garden. Finally the bathroom/wc comprises of a bath with shower over alongside a basin and wc.

External space is generous. You will find a lawned front garden alongside a sunny, private west facing rear garden which offers a lawn area. Lastly parking will not be an issue as off road parking is available in front of the garage. The garage is ideal for the family car or just for storage - the choice will be yours.



EPC Rating -  
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](http://www.phillipmann.com)