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BED

# Iconic Home needing Modernisation, No Chain

16, Phyllis Avenue, Peacehaven, BN10 7PN



Price £465,000

Freehold

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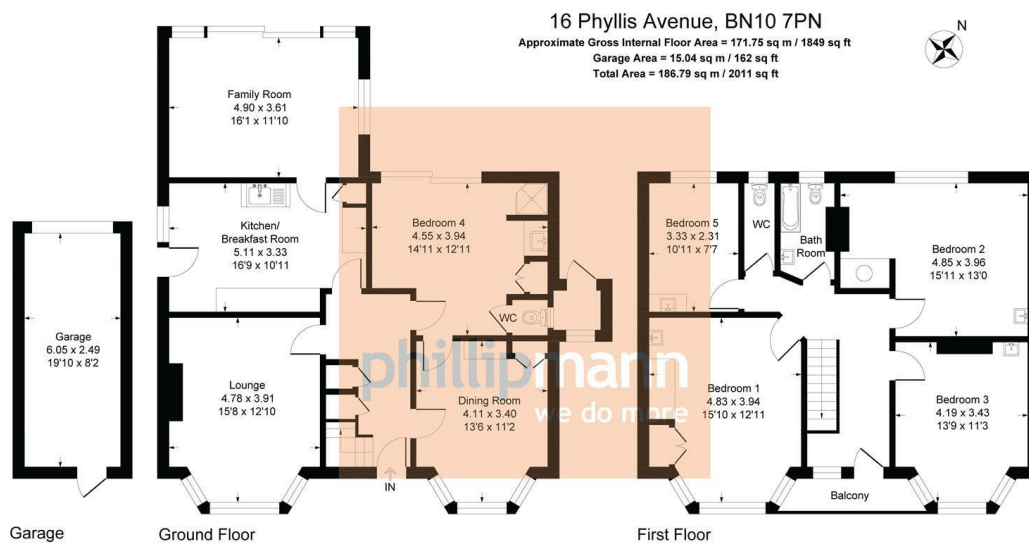


Illustration for identification purposes only, measurements are approximate, not to scale

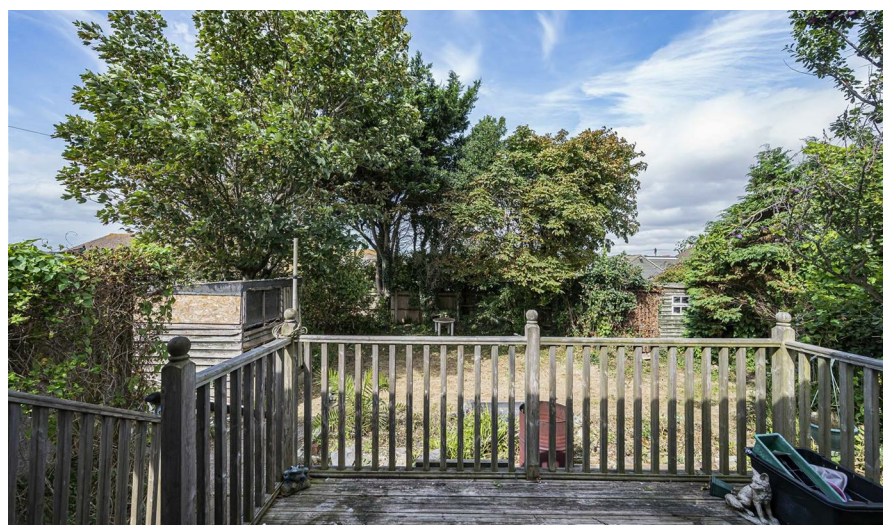
## inbrief...

Are you looking for a project with no chain? If so then this sizable, detached dwelling may be the perfect opportunity for you to purchase. This iconic, Peacehaven property, built circa 100 years ago, has been used in the past, not only as a family home but as a guest house as well. Now in need of modernisation and full refurbishment, if a sizable house is on your wish list then this will be an ideal proposition. The property offers numerous rooms and versatility is definitely the key, no matter however much space you require, this home will suit most size families.

The property is located within a few yards of the south coast road, with its regular bus services between Brighton and Eastbourne, the cliff top promenade and access to the beach. Furthermore, local schools, shops, doctors surgery and leisure centre are all within easy reach.

The front door welcomes you into the sizable entrance hall where storage options are immediately to hand. The lounge currently lies to the front and offers a feature bay window and fireplace. A second reception space lies nearby and also offers a bay window which overlooks the front garden. The sizable fitted kitchen/dining room offers a number of wall and base units and still leaves enough room for all of the normal appliances. A west facing dining room lies adjacent and this boasts sliding patio doors which overlook and access the west facing rear garden. Finally on the ground floor you will find a double bedroom with fitted units as well as a shower cubicle, basin and wc. Moving to the galleried first floor landing, you will find a door to the front that accesses the balcony, which is certainly a nice feature. Four good size bedrooms are on offer all with basins as well as a bathroom/wc and a separate wc.

Externally, there is a low maintenance front garden, alongside a private driveway which leads to the garage. The west facing rear garden offers a raised sun deck, lawn area, various mature shrubs and trees.



EPC Rating - D  
Council Tax Band - E

moreinfo...



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