

3  
BED

# Two /Three Bedroom Home, Convenient Area

118, Edith Avenue North, Peacehaven, BN10 8EB



Price £350,000

Freehold

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Approximate Gross Internal Floor Area = 98.32 sq m / 1058 sq ft

Garage Area = 15.81 sq m / 170 sq ft

Total Area = 114.13 sq m / 1228 sq ft

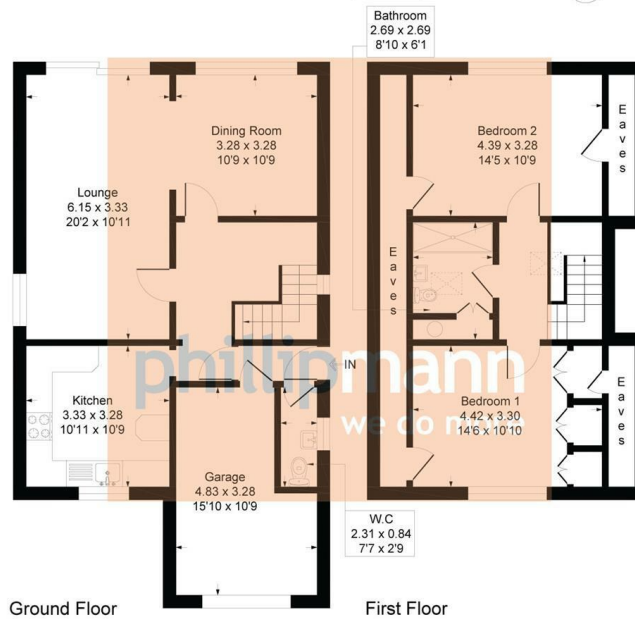


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

We are delighted to bring to the market this spacious, detached house which is situated in this most convenient location. The property offers versatile accommodation and can easily be used as a two or a three bedroom property, so the choice will be yours.

The property is situated in this sought after position being within short walking distance of local shop, doctors surgery and bus routes to Brighton. Furthermore, Centenary Park, Primary and Secondary schools are also in easy reach.

The front door affords access to the sizable entrance hall and from here access is gained into all of the principle rooms. The kitchen/dining room lies to the front and this offers a good range of units for storage, contrasting work surfaces and space for all of your normal appliances. This also leaves plenty of space for a good size dining table and chairs and a window to the front overlooks the front garden. To the rear of the property you will find the west facing lounge. Again, plenty of space is on offer for all of your soft furnishings and patio doors overlook and afford access to the west facing rear garden. A dining lies adjacent and this with a small alteration, offers the versatility of still being used as a dining room or if you prefer could easily be used as a third bedroom. Lastly a cloakroom/wc is a very handy addition to the ground floor.

Moving upstairs you will find two good size double bedrooms with one overlooking the front and the other the rear garden. A good size family shower room is also on offer and this offers a bath, wc and basin.

Externally, to the front you will find off road parking as well as a small easily maintainable garden. The integral garage is a great size and this offers plenty of scope for either storage, the family car or even the possibility of being converted into habitable accommodation should the need arise. The west facing rear garden incorporates a patio, lawn area and some mature shrubbery.



EPC Rating - D  
Council Tax Band - D

moreinfo...



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