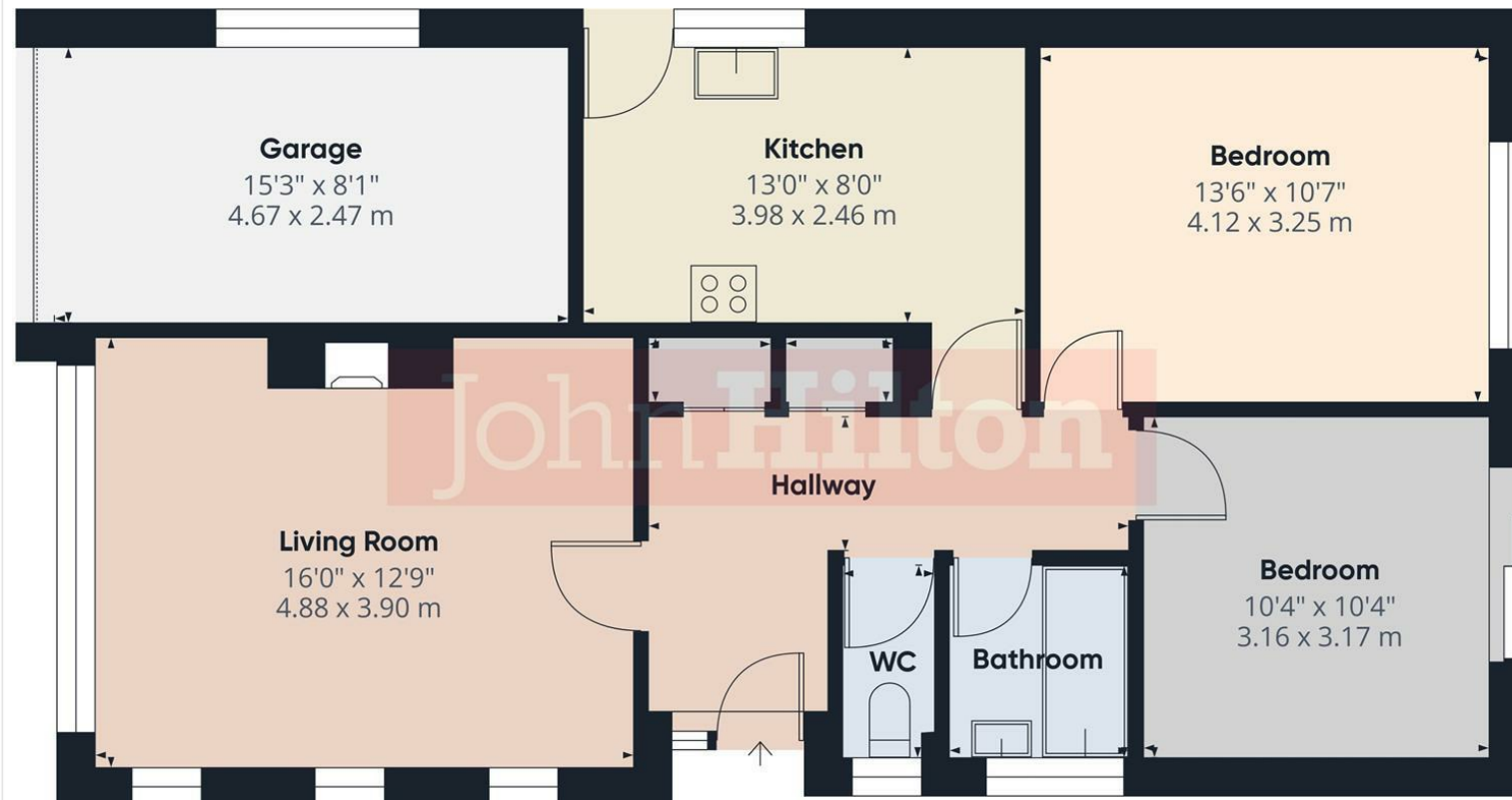


JohnHilton

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Est 1972



Total Area Approx 846.00 sq ft

18 Friars Avenue, Peacehaven, BN10 8PS

To view, contact John Hilton:
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18 Friars Avenue Peacehaven BN10 8PS

This detached two-bedroom bungalow with integral garage and west-facing rear garden is being sold with NO ONWARD CHAIN, in good condition with scope to update and improve - ideal for first time buyers or those wanting to put their own stamp on a property.

Approached via a brick block-paved driveway, with off-road parking for several vehicles, leading to the integral garage with up-and-over door, windows to side, power and lighting, and side access to main entrance and rear garden on both sides of the property.

The obscure double-glazed front door opens into a spacious L-shaped hallway with floor-to-ceiling cupboards comprising storage, airing cupboard and pre-lagged hot water tank, and a hatch offering access to the loft space. A good-sized dual-aspect living room is situated to the front of the property with large picture window, Yorkstone fireplace and hearth and an inset coal-effect gas fire basket, alongside a further mahogany-topped Yorkstone media station. The separate kitchen/breakfast room with tiled floor has a double-glazed window and obscure double-glazed door to the side, with a range of oak-panelled wall, base, corner display and drawer units including integrated 'Bosch' double oven, roll-edged laminate worktops comprising inset 'Bosch' ceramic hob with extractor over, one-and-a-half bowl stainless steel sink and tiled splashbacks. There is also an 'Ideal Mexico' floor-standing gas boiler and space and plumbing for a dishwasher, washing machine and tall standing fridge-freezer.

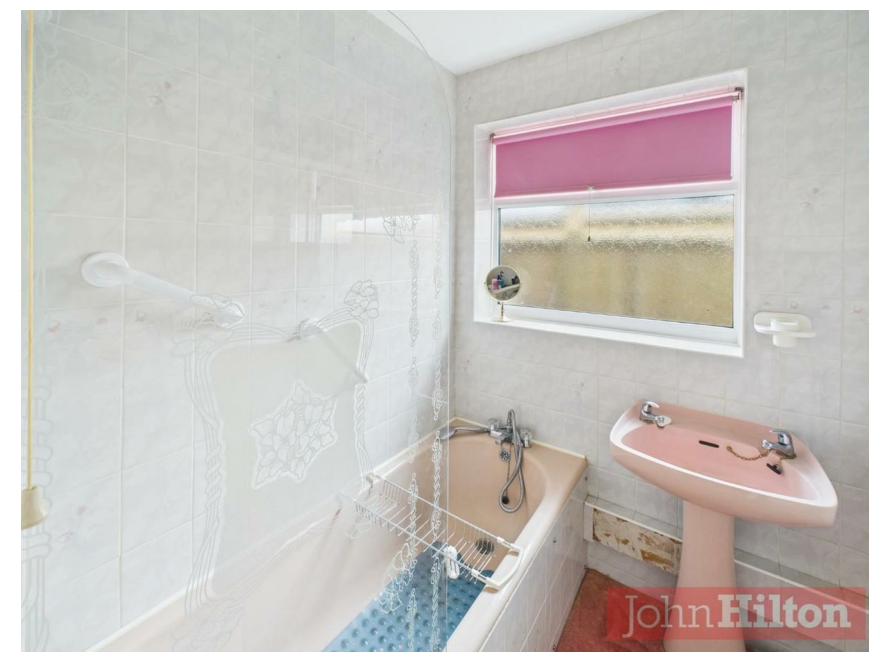
Two double bedrooms are situated to the rear of the property, the larger of the two having oak-veneered built-in units comprising two floor-to-ceiling double wardrobes and high-level cupboards, with a double glazed window overlooking the rear garden. The second bedroom has sliding patio doors with fitted vertical blinds, which open onto the rear garden.

There is a bathroom and a separate adjacent WC, both fully tiled with double-glazed windows to the side, comprising a panel-enclosed bath with thermostat shower, shower mixer taps and glass shower screen, pedestal wash basin, and low-level toilet.

The westerly rear garden is mainly laid to lawn with a paved patio area, raised fish pond, hardstanding with timber shed and a separate timber summer house which would make an ideal home office.

Situated in a peaceful residential area, just a stone's throw from the seafront where you can take a fantastic coastal walk along the clifftop promenade or head down to the undercliff walk. A variety of local amenities are in close proximity including a Co-Op, restaurants, bars and take-aways, and regular bus services into both Brighton and Eastbourne.

Please note: This is a probate sale and PROBATE HAS BEEN GRANTED.



- Detached Two-Bedroom Bungalow
- Scope to Update & Improve
- Spacious Dual-Aspect Living Room
- Separate Kitchen/Breakfast Room
- Bathroom & Separate WC
- Integral Garage & Off-Road Parking
- Level Lawned Garden with Patio, Shed & Summer House with Power
- Stone's Throw from Seafront
- Local Amenities & Bus Services Nearby
- PROBATE GRANTED & NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		69
	51	

Council Tax Band: **C**