

Skylark Avenue



Approximate Gross Internal Area = 143.94 sq m / 1549.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1549.35 sq ft

43 Skylark Avenue, Peacehaven, BN10 8FP

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£475,000 Freehold



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Approach

Tandem driveway offering parking for up to three vehicles leading up to garage and timber gate offering access into rear garden. Outside electric car charging point. Garden laid to lawn with low-level hedge border and area laid to pebble shingle. Outside light and double glazed front door opening into:

Entrance Hallway

Turning stairs ascend to first floor landing with large storage cupboard underneath. Radiator, electric fuse box and luxury vinyl floor tiles (LVT). Timber panelled door opening into:

Downstairs Cloakroom

Obscured double glazed window to side. Low-level WC, pedestal wash hand basin with mixer tap, ceramic tiles to dado level, radiator and luxury vinyl tiled floor.

Lounge

4.9m x 3.3m (16'0" x 10'9")

Double glazed bay window to front with fitted roller blinds, radiator.

Kitchen/Dining/Living Room

5.61m x 3.7m (18'4" x 12'1")

Modern fitted kitchen comprising a range of matching wall and base units to include soft-closing cupboards and drawers, deep pan drawers, integrated fridge freezer, integrated dishwasher, integrated eye level double oven and integrated washing machine. Tall tower unit housing gas combination boiler. Granite work surfaces extend to include a sink and five-ring gas hob with chimney style extractor over. Double glazed French doors onto rear garden, further double glazed window to side, two radiators, and luxury vinyl tiled flooring.

FIRST FLOOR LANDING

Further turning staircase to second floor, radiator, four panelled door through to:

Family Bathroom

Obscured double glazed window to front. Three-piece white bathroom suite comprising panel-enclosed bath with mixer tap and thermostat shower with hand-held attachment on riser and folding glass shower screen, pedestal wash hand basin with mixer tap and low-level WC. Extractor fan, wall-mounted ladder style radiator and luxury vinyl tiled flooring.

Bedroom

3.32m x 2.9m (10'10" x 9'6")

Double glazed window to front with fitted roller blind and radiator under. Built-in wardrobe with mirrored door fronts offering hanging and shelving.

Bedroom

3.7m x 2.8m (12'1" x 9'2")

Double glazed window to rear offering countryside glimpses with fitted roller blind and radiator under.

Bedroom

4.7m x 2.73m (15'5" x 8'11")

Double glazed window with fitted roller blind to rear offering countryside glimpses. Built-in range of wardrobes with mirrored door fronts offering hanging and shelving.

SECOND FLOOR

Master Bedroom

6.7m x 3.4m (21'11" x 11'1")

Double glazed window to front with fitted roller blind and radiator under. Double glazed skylight to rear offering countryside views with radiator under. Built-in wardrobe system to either side with mirrored door fronts, hatch offering access to loft space and panelled door through to:

En-Suite

Double glazed skylight to rear. Pedestal wash hand basin with mixer tap, low-level WC, walk-in shower enclosure with glass shower screen and thermostat shower with hand-held attachment on riser. Wall-mounted ladder-style radiator and ceramic tiles to dado level.

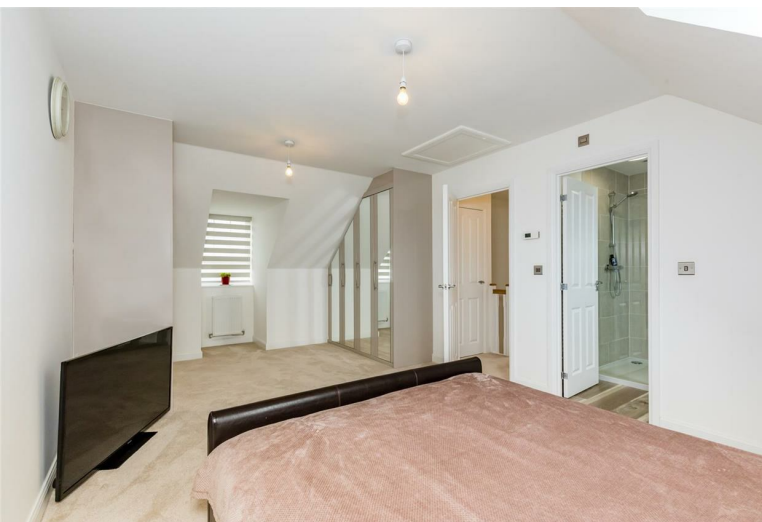
Rear Garden

Laid to lawn, brick-built wall with tall columns and timber fence enclosed. Outside light and gate offering access onto driveway.

Garage

6.7m x 3.0m (21'11" x 9'10")

Up-and-over door, power and lighting.



- NO ONWARD CHAIN
- Pristine 'Like New' Condition
- Detached Modern Family Home
- Arranged Over Three Floors
- Four Double Bedrooms
- En-Suite Shower to Master Bedroom
- Large Kitchen, Dining & Living Space
- Separate Lounge
- Tandem Parking for Three Vehicles
- Garage

Energy Efficiency Rating	
Current	Potential
84	93

Very energy efficient - lower running costs
 (92-101) 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

Council Tax Band: E