





welcome to

Flint Way, Peacehaven

This very well presented and modern 4 bedroom detached house located in a lovely part of the development opposite the entrance to the big park with its countryside walks and further access to the downs.













Entrance Hall

Kitchen

12' 1" x 7' 9" (3.68m x 2.36m)

Office

8' x 7' 4" (2.44m x 2.24m)

Lounge/Diner

18' 6" x 10' 6" (5.64m x 3.20m)

Utility Room

7' 9" x 5' 9" (2.36m x 1.75m)

Wc

Dining Room

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom One

11' 1" x 10' 3" (3.38m x 3.12m)

En-Suite Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

En-Suite

Bedroom Three

7' 2" x 6' 11" (2.18m x 2.11m)

Bedroom Four

8' 5" x 8' 1" (2.57m x 2.46m)

Bathroom

Rear Garden

Off Road Parking & Garage





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Flint Way, Peacehaven

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Office/Utility Room/WC
- Three Bathrooms

Tenure: Freehold EPC Rating: C

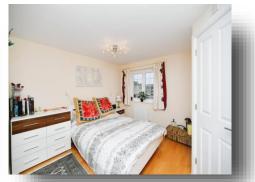
offers in excess of

£425,000



Total floor area 138.0 m² (1,485 sq.ft.) approx
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Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA107430

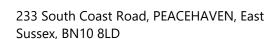


Property Ref: PEA107430 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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