



**Collingwood Close, Peacehaven BN10 8BG**



**welcome to**

**Collingwood Close, Peacehaven**

Fox & Sons are pleased to present this spacious 4/5 bedroom end-terraced home, spanning across 3 floors. Modern open-plan living, west-facing garden and flexible layout. Ideally located near shops, schools and just yards from bus routes to Brighton. Viewing is strongly advised - call us today!



**Entrance Hall**

**Lounge/Diner**

21' 7" x 11' 5" ( 6.58m x 3.48m )

**Kitchen**

9' 9" x 9' 5" ( 2.97m x 2.87m )

**Bedroom Four**

11' 9" x 8' 10" ( 3.58m x 2.69m )

**Bedroom Three**

9' 10" x 9' 6" ( 3.00m x 2.90m )

**Bedroom Two**

11' 6" x 8' 7" ( 3.51m x 2.62m )

**Wet Room**

**Bedroom One**

10' 2" x 9' 6" ( 3.10m x 2.90m )

**Bathroom**

**Rear Garden**



***view this property online*** [fox-and-sons.co.uk/Property/PEA107123](http://fox-and-sons.co.uk/Property/PEA107123)

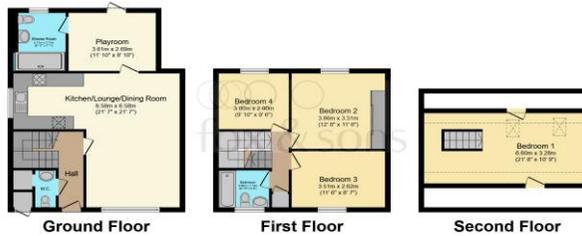


welcome to

## Collingwood Close, Peacehaven

- End Terraced House
- Four Bedrooms
- Fitted Kitchen & Bathroom
- Ideal First Time Home
- Private Rear Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: B



Total floor area 127.2 m<sup>2</sup> (1,370 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Drawn by www.foxandsons.com

# £295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PEA107123 - 0003

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.

fox & sons



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