



17 HODDERN AVENUE PEACEHAVEN, BN10 7PJ

£475,000
FREEHOLD

An extensive, detached, four-bedroom house, with an additional loft room, a garage and a workshop. This family home has a large living room, separate dining room, and conservatory.

Spacious four-bedroom detached property, standing back from the road, with a driveway that can easily accommodate three vehicles. The main accommodation in the house is arranged over two floors, with a further loft room on the third floor. To one side of the house there is a gate providing side access to the garden, while on the other side, there is a large garage which has been extended to include a workshop at the rear. The front door brings you into a porch area at the side of the house, which leads to the main entrance hall. In this entrance hall there is a lift which provides access for a wheelchair user to the first floor. There is also an accessible wet room on the ground floor. The living room is a wide room, which runs across the front of the house. With two windows at the front, and two further windows at either end of the room, this room has plenty of light all day long. Being over seven metres wide, it provides generous living space and there is currently a work from home area at one end of the room. At the back of the house, there is a dining room, which opens out onto the conservatory, from where the lovely garden can be seen and enjoyed all year round. Double doors from the conservatory lead out to the large garden, where there is a patio area and a lawn, as well as mature shrubs and trees. At the back of the garden, there is a shed, this is in addition to the workshop in the garage extension. Returning to the house, through the utility room, you reach the kitchen. Smart, cream coloured units house integrated appliances, including a dishwasher and fridge and there is an electric hob and double oven. There is also a fold-away breakfast table.

Nicholas James

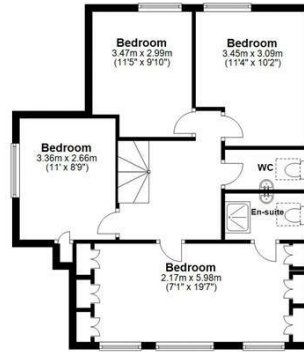
SALES LETTINGS AUCTIONS



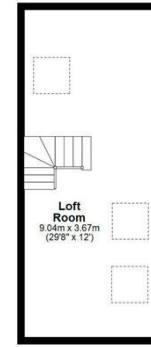




Ground Floor



First Floor



Second Floor

Total area: approx. 204.1 sq. metres (2196.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Plan produced using PlanUp.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

**Nicholas
 James**

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