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97 Phyllis Avenue

Peacehaven, BN10 7RG

Offers In Excess Of £260,000

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97 Phyllis Avenue, Peacehaven.

Phyllis Avenue is situated within the established coastal town of Peacehaven, East Sussex. The area offers a range of local amenities, including shops, supermarkets and schools, with Peacehaven Heights Primary School and Peacehaven Community School located nearby. The town benefits from access to the A259 South Coast Road, providing road links towards Brighton to the west and Newhaven and Seaford to the east. Newhaven Town railway station provides rail connections to Lewes and onward services to Brighton and London. The nearby coastline and local recreational facilities further enhance the appeal of the area.

- Detached Bungalow in Popular Peacehaven
- Three Bedrooms
- Lounge
- Kitchen and Dining Room
- Bathroom / W.C
- Double Glazing
- Gas Central Heating
- Gardens and Garage
- No Onward Chain
- Sole Agents















Upon entering this detached, double-fronted bungalow, a small dining area is situated to one side, leading through to the kitchen, which provides access to a side porch and the rear garden beyond. To the opposite side of the property is a front-facing lounge, with an inner hallway providing access to three bedrooms and a bathroom/WC.

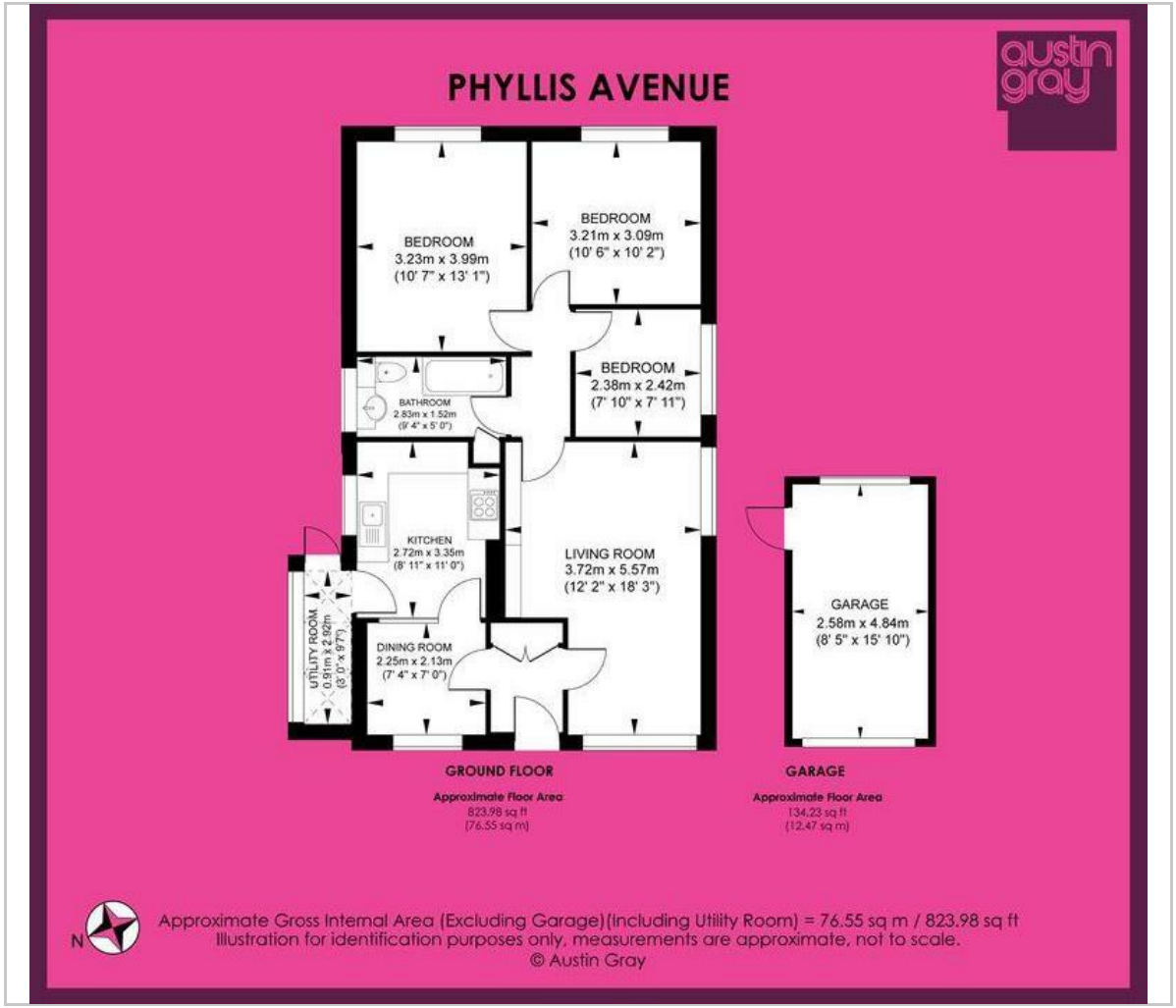
Externally, the property benefits from lawned gardens to both the front and rear. A shared driveway provides access to a single garage. Further benefits include gas central heating and double glazing, although the property would benefit from a programme of general modernisation throughout.



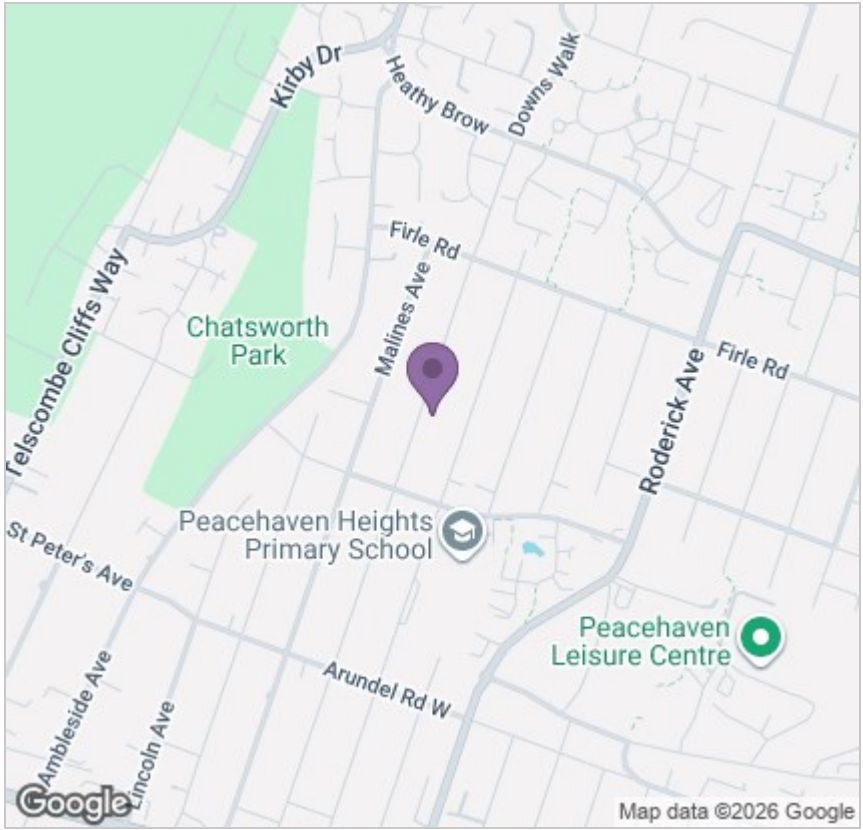




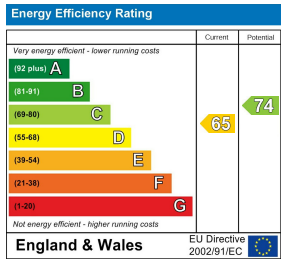
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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