



17 Malines Avenue, Peacehaven, BN10 7PR
£450,000

CarruthersandLuck
SalesandLettings



17 Malines Avenue

Peacehaven

A great opportunity to purchase an extremely spacious detached 4 bedroom house, not only having 4 double bedrooms but also having a good amount of reception space to include a lounge, dining room and a fitted kitchen/breakfast room that opens out to the rear garden. The property is located in a sought after position just off the seafront.

The spacious entrance hall immediately gives the feeling of light and space and leads to a good size west facing lounge that overlooks the front garden. A wide opening leads to a dining room which also has access from the hallway so could be separated if needed to provide a second separate reception room or even a 5th double bedroom. The kitchen sits behind the dining room and has doors out to the rear garden. The kitchen is extensively fitted with a range of oak fronted 'shaker' style doors and drawers finished with a grey and black worksurface and a range of matching wall units. There is space for all appliances and a useful central island with storage below and space for stools.

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The property has two double bedrooms on the ground floor, the main bedroom having its own en-suite shower room. There is also a separate shower room. A useful study has space for a desk, ample storage and a staircase leading to the first floor.

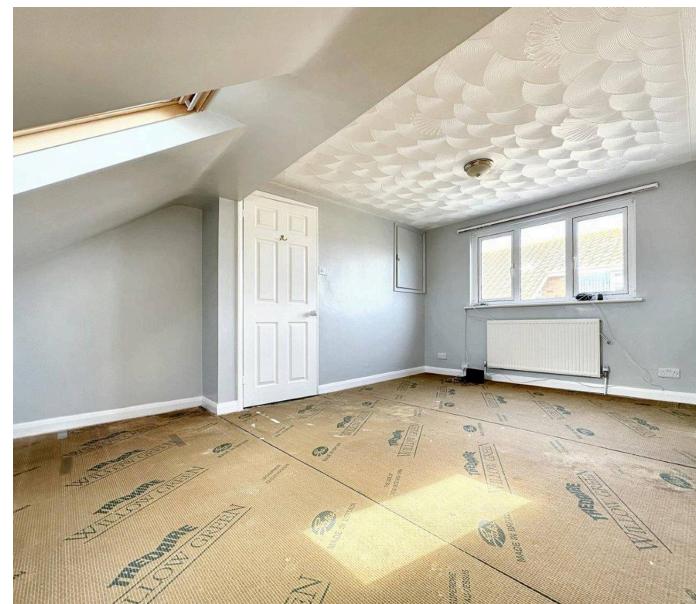
On the first floor are 2 large double bedrooms, both with eaves storage space. A separate shower room completes the accommodation on this floor.

The property has a good amount of outside space to include a long driveway leading to a larger than average garage with a workshop behind. The front garden is neatly block paved with established plants and shrubs. The rear garden is again well maintained and has a large patio area and a level lawn with established trees, plants and shrubs.

Council Tax band: D

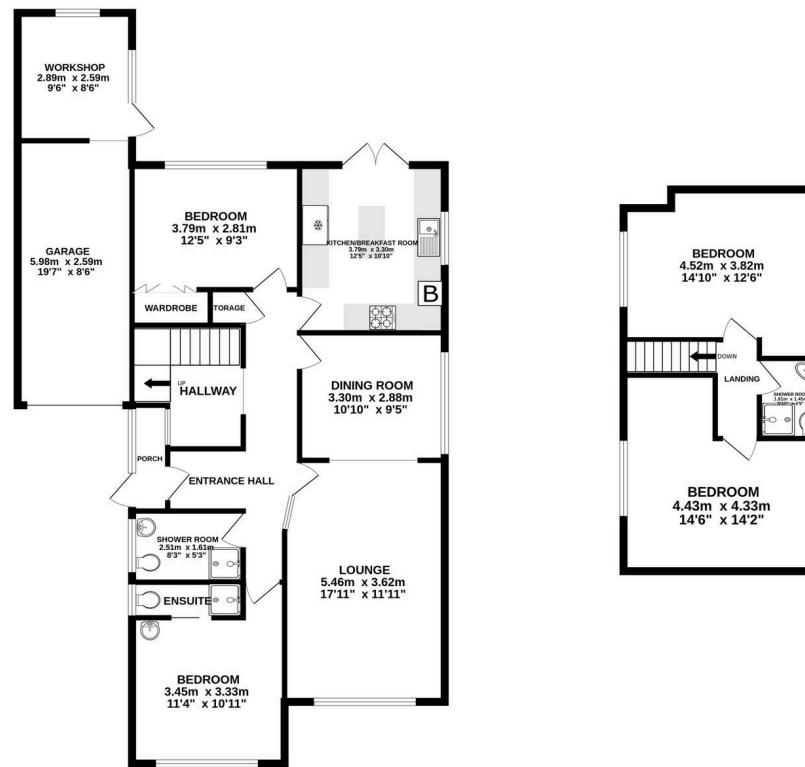
Tenure: Freehold

EPC – TBC



GROUND FLOOR 113.5 sq.m. (1221 sq.ft.) approx.

1ST FLOOR 38.5 sq.m. (415 sq.ft.) approx.



17 MALINES AVENUE PEACEHAVEN
TOTAL FLOOR AREA : 152.0 sq.m. (1636 sq.ft.) approx.
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Carruthers and Luck Sales and Lettings

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