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BED

# Family House in a Convenient Location

28, Collingwood Close, Peacehaven, BN10 8BA







## Price £250,000

Freehold

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# theplan...

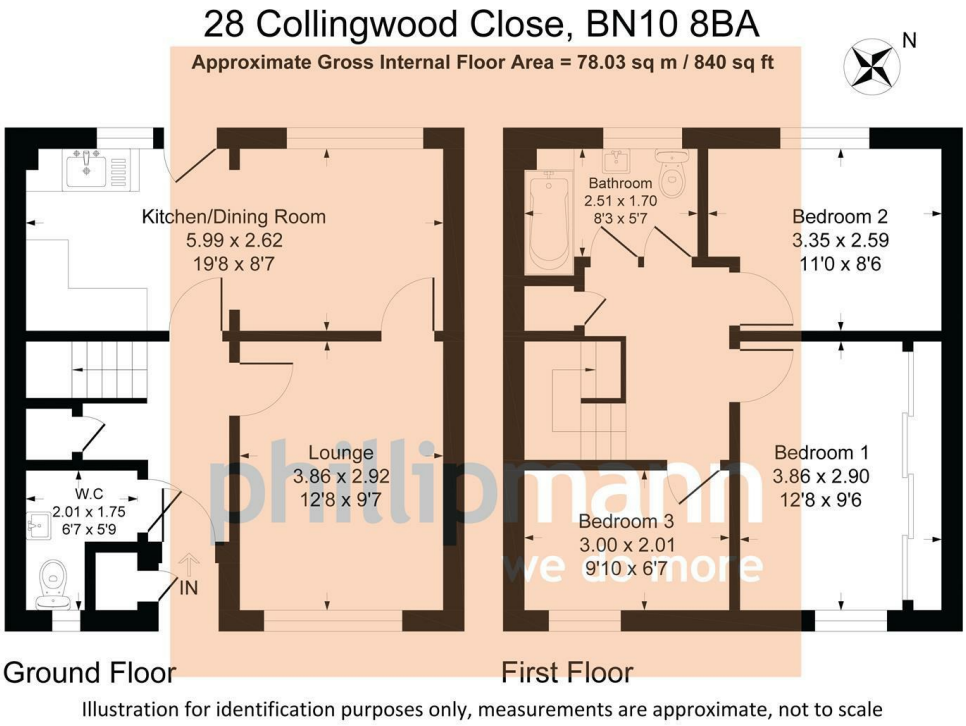


Illustration for identification purposes only, measurements are approximate, not to scale

# inbrief...

NO CHAIN! Perfect investment opportunity for those looking to expand their portfolio or ideal first purchase for if you want your first step on the ladder. We are pleased to present this generously sized and well positioned family home. Located in central Peacehaven you will find all of the towns amenities close by alongside schools for all ages and regular bus routes to central Brighton too.

The central front door opens into the entrance hall. From here you will find the downstairs wc, storage cupboards and stairs which rise to the first floor. The lounge is situated at the front of the property with space for your freestanding furniture.

Running the full width of the property lies the kitchen dining room with access onto the rear garden. The kitchen is fitted with wall and base units and complementing working surface, inset sink drainer, space for white goods and room for your associated dining furniture.

Moving upstairs you will note the spacious landing with access to loft space and useful airing cupboard. The bedrooms are all doubles in size - bedroom two overlooks the rear garden whilst bedroom one and three lay to the front of the property. Completing the internal set up and servicing the upstairs bedrooms is the bathroom which comprises of a white suite including wc, wash basin, and bath with overhead shower which in turn are complimented by tiled walls.

Outside space is equally generous. The rear garden is mostly paved with mature stocked borders adding a good degree of seclusion. A rear gate provides rear access and the westerly aspect is perfect to enjoy the evening sunshine.

Service Charge - £20.24 per month





EPC - C

Council Tax Band - B

# moreinfo...

Phillip Mann Peacehaven Office
226-230 South Coast Road, Peacehaven, BN10 8JR
01273 586622

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**www.phillipmann.com**