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BED

Extended Family Home in a Quiet Location

25, Cliff Park Close, Peacehaven, BN10 8TR

Price £309,950

Freehold

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theplan...

25 Cliff Park Close, BN10 8TR

Approximate Gross Internal Floor Area = 97.99 sq m / 1055 sq ft
Outbuilding Area = 12.83 sq m / 138 sq ft
Total Area = 110.82 sq m / 1193 sq ft

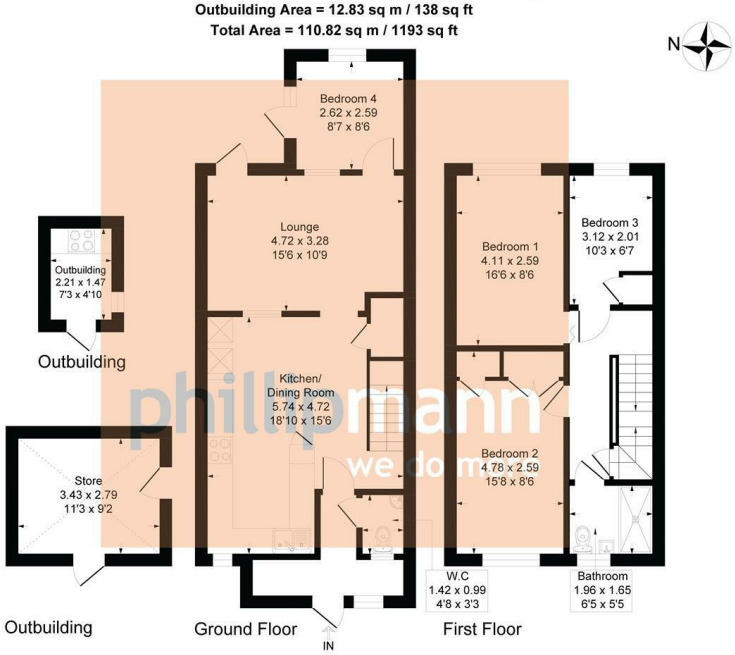

Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

We are pleased to offer for sale this family home which is situated in this convenient location. A short walk will take you to a local convenience store as well as the South Coast Road with its frequent bus service between Brighton and Eastbourne. A little further afield you will find open fields, countryside walks, the cliff top promenade and access to the beach. If you are looking to purchase your first home to grow your family, do not miss the opportunity. Viewings are highly advised.

The useful porch leads into the entrance hall opening into the ground floor accommodation. The kitchen/dining room lies to the front of the property and here you will find a comprehensive range of cupboards for storage, range cooker with overhead extractor ample contrasting work surface and space for your appliances. There is also plenty of room for your associated dining furniture as well as under stairs storage. A door to the rear leads into the full width spacious lounge where you will find space for your soft furnishings. An external door will take you to the rear garden whilst there is further access to the versatile bedroom / study, perfect if you require a work at home space. Lastly a cloakroom/wc is found on the ground floor.

The first floor comprises of three bedrooms with the principle lying to the front with a range of built in wardrobes and the remaining two located at the rear. The bedrooms are serviced by the modern shower room. Further stairs provide access to the loft room.

Externally, the front garden has been concreted to provide ample off road parking. The private rear garden has been landscaped to provide enjoyment over differing levels. On offer is a paved patio, an outdoor kitchen room - perfect for the summer months and entertaining, a further workshop providing ample storage and lastly, a gate leading onto the South Downs.

Construction: The property is of non-standard timber framed construction with tile hung elevations

EPC - C

Council Tax Band - B

moreinfo...

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To see more details on this & all our homes go to **www.phillipmann.com**

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