



104a Phyllis Avenue, Peacehaven, BN10 7RQ
£400,000

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Peacehaven

Situated in a highly sought-after location, this spacious and superbly presented detached bungalow offers an exceptional blend of comfort, functionality, and style, making it an ideal choice for families or those seeking generous single-level living. The property is positioned conveniently close to a variety of local amenities, including popular shops, well-regarded schools, and reliable bus services, which provide effortless access to Brighton City Centre for shopping, dining, and entertainment. Additionally, scenic countryside walks are just moments away, perfect for those who appreciate outdoor pursuits.

Internally, the bungalow features three well-proportioned double bedrooms. The large lounge/dining room is a standout space, benefitting from a bright and airy atmosphere with ample room for both relaxation and entertaining. This inviting living area seamlessly opens to the west-facing rear garden, flooding the room with afternoon and evening light. The kitchen is impressively spacious and extensively fitted with a comprehensive range of modern appliances, abundant storage, and generous workspace, ensuring a practical and sociable environment for cooking and family meals. The bathroom is thoughtfully designed, incorporating a bath, a separate shower, and a WC, complemented by a second, conveniently located separate WC - ideal for busy households or when entertaining guests.



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The versatile layout allows for flexible use of space, with potential to repurpose rooms according to changing needs, such as transforming one of the bedrooms into a study or hobby room. Additional highlights include parking for 4/5 cars, a garage and a separate storage area, both equipped with power and light, providing secure and practical solutions for vehicles, bikes, or workshop activities, together with a timber garden room/shed equipped and ready for a hot tub etc. The rear garden is private, west facing and well maintained with a neat lawn, various established shrubs and trees and a feature light grey decked area with pergola.

CLOAKROOM/WC 5'6" x 3' (1.67m x 0.91m)

KITCHEN 11'7" x 10'1" (3.52m x 3.07m)

LOUNGE 19'11" x 11'7" (6.07m x 3.52m)

BEDROOM 1 14'1" x 11'5" (4.30m x 3.47m)

BEDROOM 2 12'10" x 8'1" (3.91m x 2.46m)

BEDROOM 3 10'11" x 8'7" (3.33m x 2.61m)

BATHROOM/WC 8'10" x 5'6" (2.69m x 1.67m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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