



10 Hoddern Avenue, Peacehaven, BN10 7JB
£325,000

Carruthers and Luck
Sales and Lettings



10 Hoddern Avenue

Peacehaven

This 2/3 bedroom detached bungalow is a rare find, located on the popular South Side of the coast road the property offers the perfect blend of tranquillity and convenience. Just a stone's throw away from the breathtaking cliff top promenade, residents can enjoy the stunning sea views. Also only 50 yards from the coast road with its excellent bus service providing easy access to Brighton City Centre.

The front door leads to a useful entrance porch with a further door to the main hallway. The lounge is to the front of the property and has an open fire and sunny dual aspect. The lounge opens into a dining area with space for a large table. A further door leads to the kitchen which also has access via the hallway giving the bungalow a good flow. The kitchen is now in need of modernisation and has a door to a useful side porch with access to the rear garden.

Bedroom 1 has its own en-suite shower room. Bedroom 2 is a small double room and a large 3rd bedroom/Dining room has doors out onto the rear garden. There is also a family bathroom and separate WC.



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Outside the property has a long driveway and a garage providing plenty of space for 2/3 cars. The rear garden is west facing and mainly laid to lawn. The bungalow is offered for sale with no chain.
ENTRANCE PORCH

HALLWAY

LOUNGE 14'2" x 10'7" (4.32m x 3.26m)

DINING AREA 9'9" x 8'6" (3.01m x 2.62m)

KITCHEN 10'1" x 10'1" (3.07m x 3.07m)

SIDE PORCH

BEDROOM 1 13'10" x 9'10" (3.99m x 2.77m)

EN-SUITE SHOWER ROOM 8'5" x 5'5" (2.59m x 1.67m)

BEDROOM 2 11' x 7'8" (3.35m x 2.37m)

DINING ROOM/BEDROOM 3 18'7" x 9'7" (5.69m x 2.95m)

BATHROOM 6'9" x 5'4" (2.10m x 1.64m)

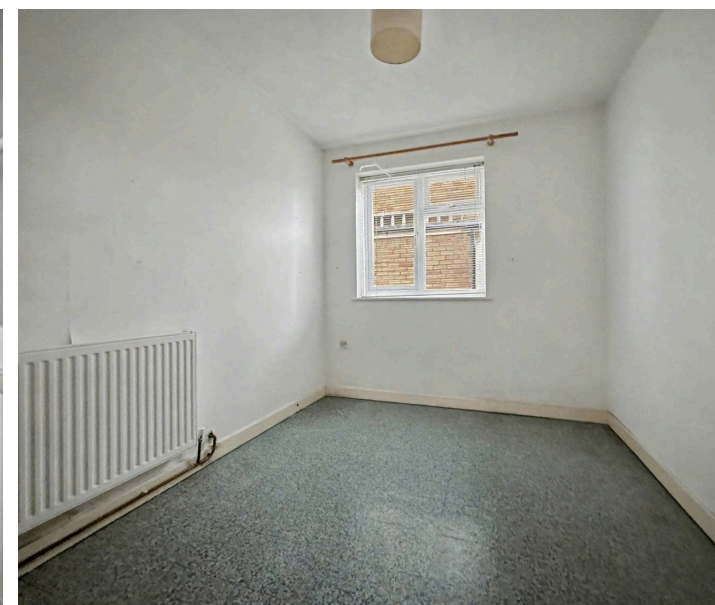
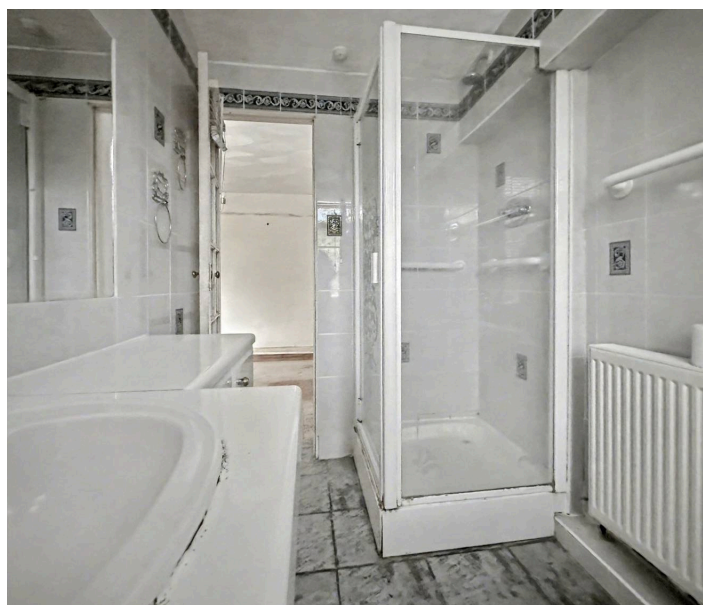
SEPARATE WC

GARAGE 18'5" x 8'5" (5.63m x 2.59m)

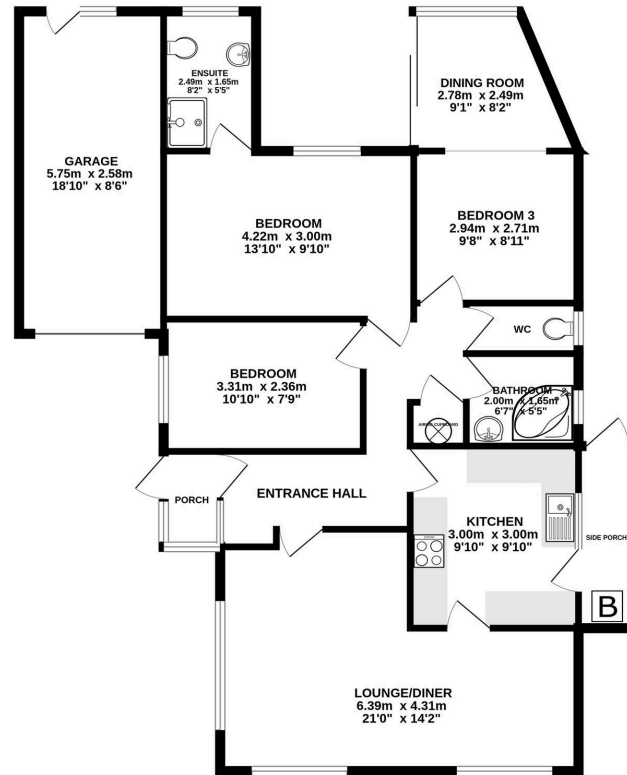
WEST FACING REAR GARDEN

Council Tax band: C

Tenure: Freehold



GROUND FLOOR
106.0 sq.m. (1141 sq.ft.) approx.



10 HODDERN AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 106.0 sq.m. (1141 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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