



118 Malines Avenue, Peacehaven, BN10 7RL

Offers Over **£400,000**

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118 Malines Avenue

Peacehaven

Nestled within a sought-after location, this beautifully presented 3-bedroom bungalow has been the subject of considerable improvement by the present owners who have created a bright, spacious and modern home that is newly decorated in light colours and has quality flooring throughout. The property has a new kitchen, new bathroom, is newly decorated, with new flooring and has been rendered externally.

The 21' entrance hall is filled with light and has a door to the rear garden. The Lounge/Dining room is a lovely size and has large windows with fitted blinds overlooking the front garden. The flooring is a modern grey 'karndean' floor. The room leads seamlessly into a modern fitted kitchen with a range of grey 'Shaker' style units with Quartz worktops. A range of base cupboards, drawers and matching wall units offer generous storage space. There is an integrated gas hob with electric oven below and space for a fridge/freezer and a washing machine or dishwasher.



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The bungalow has 3 good sized bedrooms. The main bedroom has a range of bespoke, hand-made wardrobes providing lots of storage space. The new bathroom exudes sophistication and functionality having been refitted to include attractive wall and matching floor tiling.

Outside, the bungalow has a level front garden and a driveway with parking for 3 cars, which leads to a good sized garage. The garage has a new roof, new doors, new window and has power and light. There is also a door to the rear garden.

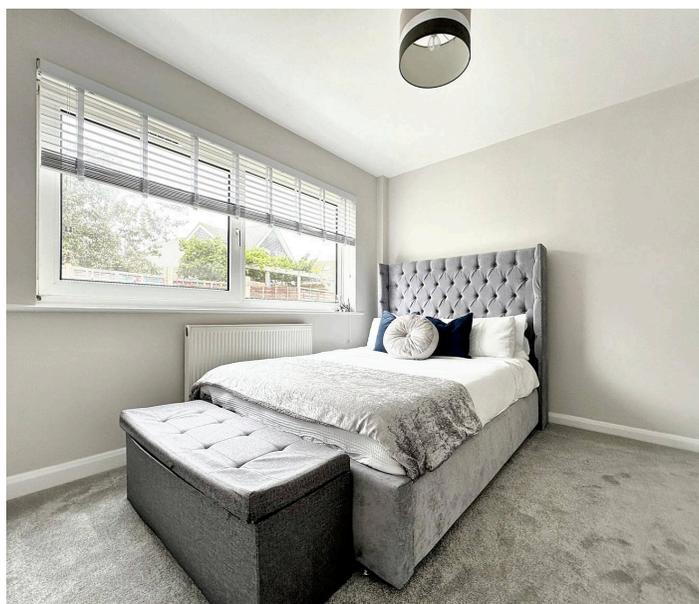
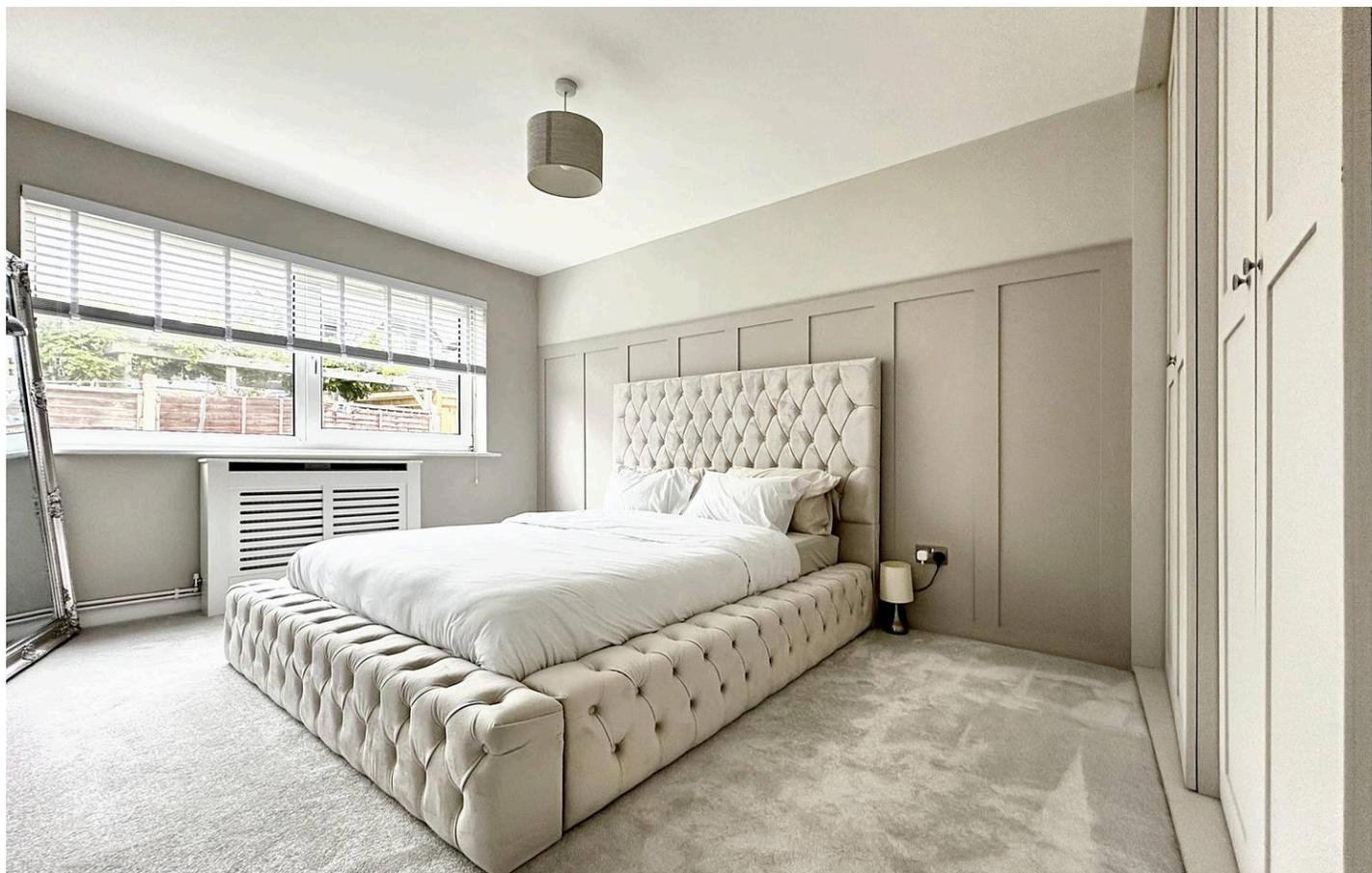
Malines Avenue is a popular and sought after road being quiet, yet close to all amenities including shops, schools and buses providing frequent and easy access to Brighton City Centre. The property is also close to Chatsworth park with its open spaces, walks and play areas.

In conclusion, this meticulously refurbished bungalow envelops its occupants in comfort and style, with its versatile living spaces and desirable amenities making it a place to call home.

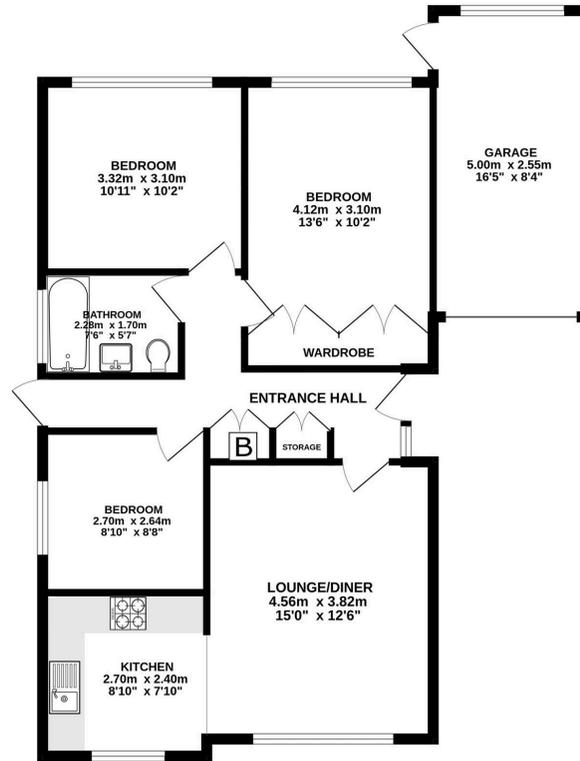
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
81.7 sq.m. (879 sq.ft.) approx.



118 MALINES AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 81.7 sq.m (879 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Carruthers and Luck Sales and Lettings

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