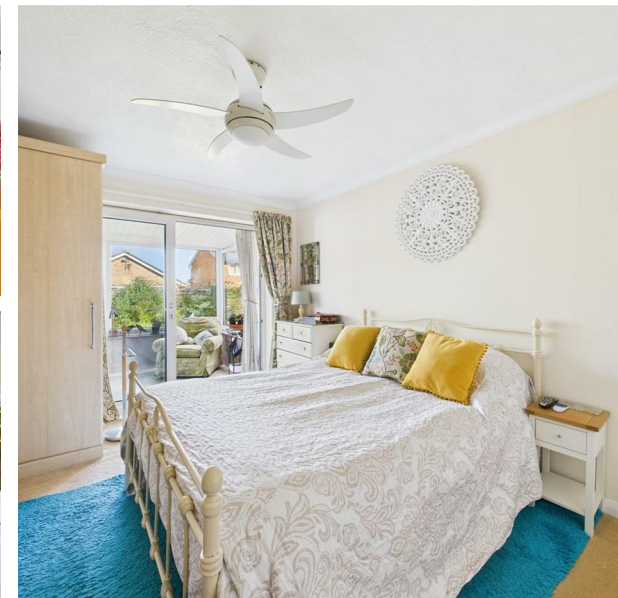


Phyllis Avenue, Peacehaven, BN10 7RG

Asking Price £369,950

Council Tax Band: D



This SUPERBLY PRESENTED bungalow is located in CENTRAL PEACEHAVEN and as such offers easy access to all of the towns amenities, alongside local schools and bus routes too. This home is considered the perfect choice for a growing family or retirees looking for an easy to maintain property.

The accommodation throughout is light and bright and offers a dual aspect lounge dining room which is more than adequate for your soft furnishings and a table and chairs too. Close by lies the modern kitchen/breakfast room which combines a wealth of storage, work surfaces, breakfast bar and appliance space too. A handy door from here offers access to a side path which leads to both the front and rear gardens. Three bedrooms are offered, all of which are a comfortable size, accompanying these is a modern bathroom and a separate wc. Completing the interior of this super home is a sun room which is the perfect spot to admire the gardens.

Exterior space will not disappoint, the front garden has been hard landscaped to offer off road parking and is flanked by a long private drive offering further parking and in turn leads to the garage/storage space. Lastly, the rear garden is an absolute delight and consists of a level lawn, mature shrubs, patio and a timber deck with a fitted sun canopy above.



206 South Coast Road, Peacehaven, East  
Sussex, BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             | 69      | 75                      |
|                                             |         | EU Directive 2002/91/EC |