

theplan...



TOTAL APPROX. FLOOR AREA 1660 SQ.FT. (154.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropia 02013

4  
BED

# Superbly Presented Detached Chalet

114 South Coast Road, PEACEHAVEN, BN10 8SP



## localknowledge...

Excellent central location minutes from local bus routes, amenities and the cliff top promenade

## moreinfo...

Peacehaven Office

226 South Coast Road, Peacehaven, East Sussex, BN10 8JR  
01273 586622

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



we do more...  
keeping customers happy

No.1  
sellers  
in Peacehaven to Seaford areas

99%  
would recommend us

In a recent survey of our clients, 103 out of 104 respondents said they'd recommend us.

Price £459,950  
Freehold

phillipmann  
we do more

## inbrief...

Superb detached chalet style property situated in this convenient location comprising entrance porch and entrance hall, lounge 17'1 x 11'9, modern kitchen/dining room 16'6 x 11'10, two ground floor double bedrooms 13'9 x 11'10 and 11'10 x 10'1 with bathroom/wc and two further double bedrooms, 18'5 x 13' and 15'8 x 11'8 master with study and ensuite shower room and second bedroom with ensuite wc on the first floor, rear garden 62' x 50' and garage

**Style:** Detached Chalet  
**Bedrooms:** 4 Doubles  
**Reception rooms:** 2  
**Area:** 1660 sq ft / 154.2 sq m  
**Outside:** Lovely Gardens  
**Parking:** Garage and Ample Parking  
**Energy rating:** C  
**Council Tax Band:** D

## moredetail...

How about a property that combines generous living accommodation with ample outside space for entertaining, has it's own separate vegetable garden, mature trees and a large area laid to lawn for the kids whilst still being within a minutes walk from shops, post office and direct bus routes to central Brighton and surrounding areas.

On entering the property you are immediately surprised by the amount of privacy afforded to the spacious front garden and driveway by the mature hedging and solid oak bespoke driveway gates. This high degree of build quality carries on internally where large rooms flow effortlessly from a central hallway leading on upstairs to equally light filled and airy living spaces.

Oak features abound including beams, doors, window sills and floors, in fact the majority of internal carpentry is of solid English oak and the high build quality doesn't stop there, Turkish travertine marble features in both kitchen and bathrooms with the kitchen floor being laid down to Turkish marble flagstones. Neutral colour schemes are supplied throughout with Farrow and Ball paint complementing the many other features on offer including a working wood burner, range cooker and ceramic sink and drainer in the kitchen to name but a few. Other benefits to include a large family bathroom on the ground floor and two separate en-suite shower/cloak rooms to the first floor bedrooms. An office room and a large built in utility cupboard/storage space complete the upstairs layout and additionally a large eaves area is accessed through a snug area for additional storage with lighting, twin power socket and unusually, a fitted carpet to boot!

In short, if you are looking for a place you can move straight into and not have to bother yourself with DIY and additional costs then look no further, this property has had all the works carried out to a very high standard and comes complete with all the necessary documentation and building regulations certificates.

lounge 17'1 x 11'9, kitchen/dining room 16'6 x 11'10, two ground floor double bedrooms 13'9 x 11'10 and 11'10 x 10'1, two further double bedrooms, 18'5 x 13' and 15'8 x 11'8. **VENDOR SUITED**

Written by our Branch Manager Brett Ransley with 20 years experience of the local property market.

## What the owner says...

'This is a great home and the location is perfect, with all of the local amenities within short walking distance'.



## Bear in mind...

This property is in stunning order so if you are looking for a 'doerupper' this may not be for you.