

**40 Woodlands Close, Peacehaven, BN10 7SF**

Approximate Gross Internal Area = 89.9 sq m / 968 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 102.1 sq m / 1099 sq ft  
 (Excluding Store)

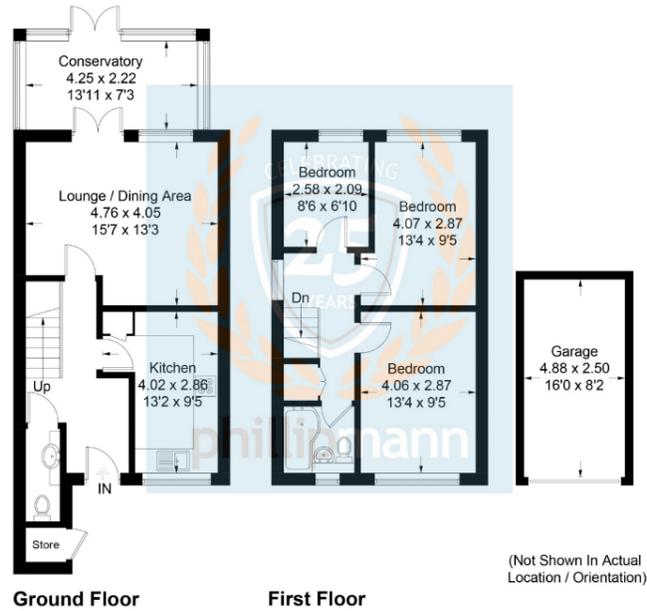


Illustration for identification purposes only, measurements are approximate, not to scale.  
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**3  
BED**

**Super Family Home With No Chain**  
 40 Woodlands Close, Peacehaven, BN10 7SF



localknowledge...

Close to local schools which cater for all age groups and bus stops are a short distance away.



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.

Asking price **£285,000**  
 Freehold

**phillipmann**  
 we do more

## inbrief...

Superb family home located in a sought after Cul De Sac and offered with no ongoing chain. Generous accommodation includes a 15'6 x 13'2 South Facing Lounge, 13'2 x 9'3 Modern Kitchen/Dining Room, 13'9 x 7'2 Conservatory, 13'4 x 9'4 Bedroom One, 13'4 x 9'4 Bedroom Two, 8'4 x 6'8 Bedroom Three, Modern Family Bathroom/WC, Garage and Gardens.

- Style:** Semi detached family home
- Bedrooms:** Three
- Reception rooms:** Two
- Area:** 968 sq ft
- Outside:** Southerly rear garden
- Parking:** Detached garage
- Energy rating:** C
- Council Tax Band:** C

## more detail...

Modern and spacious, semi detached family home located in this small family orientated close, on the cusp of the Peacehaven/Telscombe Cliffs border. Situated within walking distance of Chatsworth Park, local schools, shops and bus links to Brighton and beyond.

As you enter this home you are welcomed into the entrance hall, and you will immediately appreciate the lovely flow this home has to offer. Along with the modern and neutral flooring and decor throughout, you will not have to lift a finger.

A south facing lounge is located to the rear and runs the full width of the property. This has a window and door which overlook and give access to the sunny conservatory.

Cook up a storm in the modern refitted kitchen/dining room. The kitchen offers ample work surfaces, drawers and cupboards for storage and also includes some fitted appliances.

Finally to complete the ground floor accommodation is a very handy cloakroom/WC. Upstairs the modern theme continues with two doubles and one single bedroom and an impressive family bathroom/WC completing the accommodation.

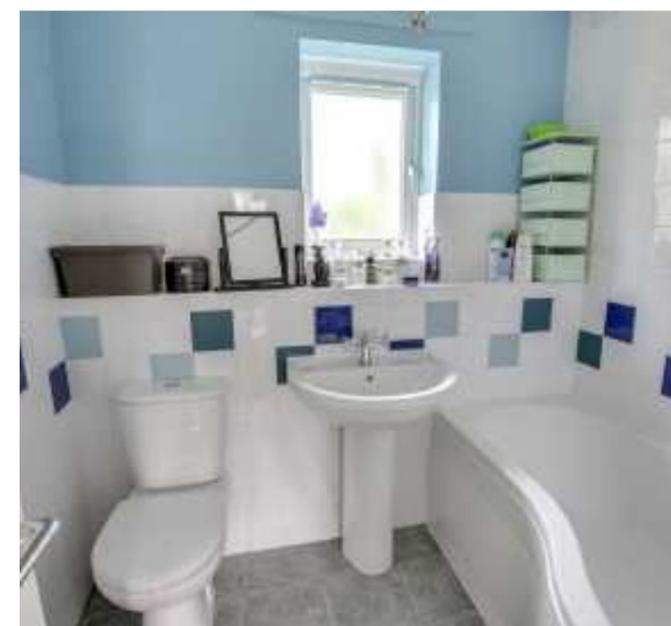
Externally there is a front garden with a private driveway which affords off road parking and leads to the detached garage which has power and light. Finally to the rear there is a mature south facing garden which boasts a raised deck with the remainder laid to lawn alongside fenced boundaries.

## What the owner says...

"We have been extremely happy here and will be sad to leave"



Written by Bryan Hollands, dealing with local property for more than 20 years.



## Bear in mind...

With a modern kitchen and bathroom alongside modern flooring and decor you could move straight in.