

71 Arundel Road, Peacehaven, BN10 8TG

Approximate Gross Internal Area = 96.5 sq m / 1039 sq ft  
(Including Eaves)

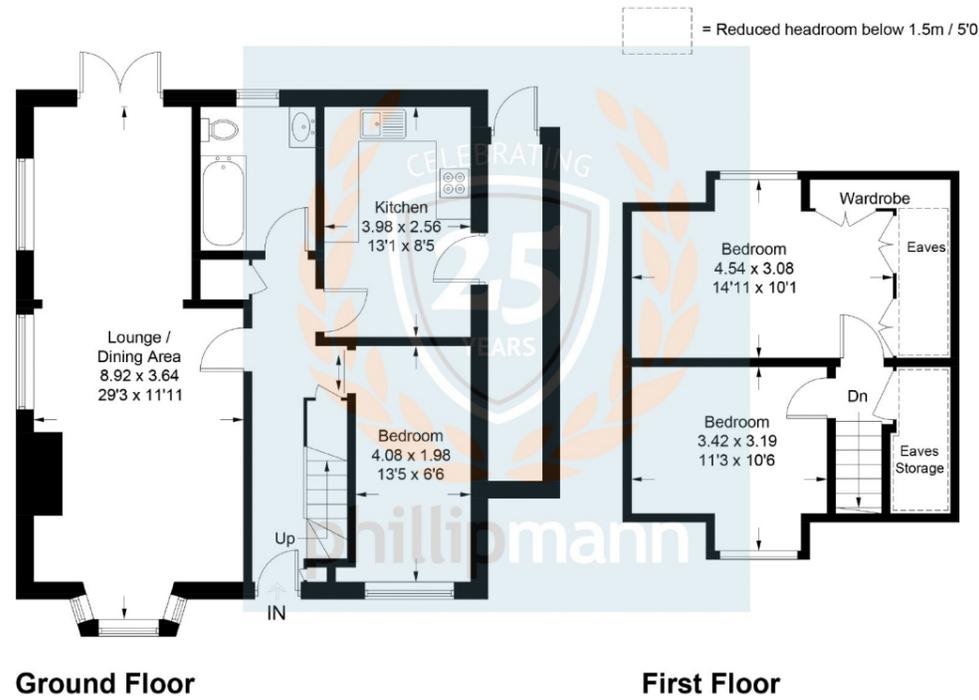


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Cottage Style Property on Large Plot  
71 Arundel Road, Peacehaven, BN10 8RG



localknowledge...

Location wise this particular home is within walking distance of all the essential amenities that you will need including shops, doctors surgery and bus routes. Furthermore the cliff top promenade with its amazing walks and access to the beach are all just a short stroll away.

moreinfo...

Peacehaven Office

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## inbrief...

Charming cottage style property that offers versatile accommodation alongside plenty of external space with potential to further extend if required. The property comprises Entrance Hall, Triple Aspect Lounge/Dining Room, South Facing Kitchen, Loggia, Three Bedrooms, (one on the ground floor), Bathroom/WC, Large South Rear and Side Gardens, Parking and Garage.

**Style:** Detached Chalet  
**Bedrooms:** 3  
**Reception rooms:** 1  
**Area:** 96.5 sq m/ 1039 sq ft  
**Outside:** Large South Garden  
**Parking:** Parking and Garage  
**Energy rating:** D  
**Council Tax Band:** C

## more detail...

If you are looking for a charming cottage style property that can offer versatile accommodation alongside plenty of external space? Then look no further as this will be right up your street. Location wise this particular home is within walking distance of all the essential amenities that you will need including shops, doctors surgery and bus routes. Furthermore the cliff top promenade with its amazing walks and access to the beach are all just a short stroll away. On approach the first thing that will strike you with this particular home is the superb frontage, perfectly kept garden and the low maintenance exterior. From the front door you are greeted by the bright entrance hall which is decorated in neutral tones and this theme continues throughout this home. The lounge/dining room runs from front to back and the cosy lounge area has a central open fireplace giving the room a focal point. A lovely bay window also adds to the charm and overlooks the front garden. The dining room will easily fit a good size table and chairs and alongside windows that overlook the side garden, patio doors afford a lovely vista of the rear garden. The light and bright south facing kitchen consists of numerous matching cupboards and drawers, alongside plenty of work surfaces and appliance space. A window to the rear gives a lovely vista of the south facing garden and the adjacent loggia is ideal for storage. A ground floor bedroom lies towards the front and has versatility to become a playroom or study, the choice will be yours. Lastly on the ground floor you will find a refitted bathroom/wc with bath and shower over, alongside a basin and wc. Completing the interior are two further double bedrooms which are located on the first floor. There is still huge potential here to create further first floor accommodation by way of dormers, should the need arise. The attractive large south facing rear and side gardens are a sun worshippers dream. These incorporate level lawn and decked areas with flower and shrub borders and beds as well as an area utilised for vegetable growing with a greenhouse. Finally ample parking is offered to the rear with enough room for two/three vehicles as well as the garage.

## What the owner says...

'This has been a very happy home for many years and hope the next family enjoy it as much as we have'



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



## Bear in mind...

The large sunny rear garden will delight all of those budding gardeners amongst you.