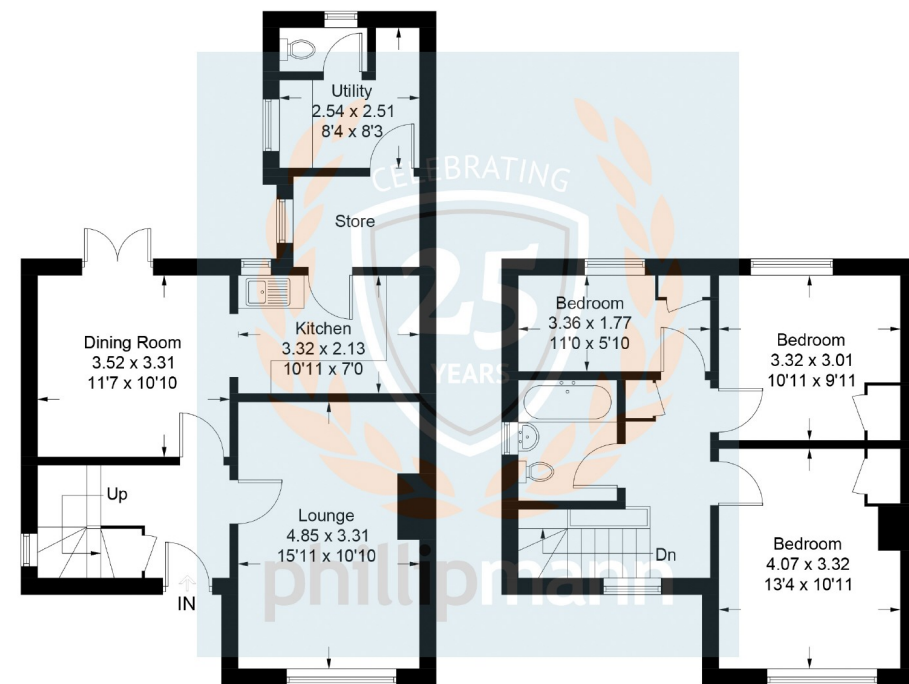


theplan...

21 Arundel Road, Peachaven, BN10 8RY

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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localknowledge...

Just a short stroll will take you to local shops and a regular bus services between Brighton and Eastbourne and further on, lovely cliff top walks and local parks are close by too.

moreinfo...

Peacehaven Office

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

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3
BED

Large South Facing Rear Garden

21 Arundel Road, Peacehaven, BN10 8RY



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Price £315,000
Freehold

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inbrief...

Spacious family home in a central location offering 15'11 x 10'10 lounge, 10'11 x 7' south facing kitchen, 11'7 x 10'10 south facing dining room, 8'4 x 8'3 utility room, store room, separate wc, 13'4 x 10'11 bedroom one, 10'11 x 9'11 bedroom two, 11' x 5'10 bedroom three, family bathroom/wc, off road parking and a large south facing rear garden.

- Style: Semi detached house
- Bedrooms: Three
- Reception rooms: Two
- Area: 1061 sqft
- Outside: Front and south rear garden
- Parking: Private off road parking
- Energy rating: D
- Council Tax Band: C

moredetail...

This particular home has been lovingly owned by the same family for more than 40 years and as such is the perfect illustration of a 'Forever Home'.

Located in a quiet part of Peacehaven yet within a short distance of all the amenities a family would want, schools, shops, bus routes and the local park are all close by.

The front garden has a hedged boundary for seclusion with the remainder lawn with shrubs and private off road parking for a couple of vehicles. The front door opens into the large entrance hall, from here stairs rise to the first floor. To the rear is an open plan south facing kitchen/dining room, here you will find plenty of space for a dining table and chairs alongside the comprehensively fitted kitchen which is a great size too.

A door from the kitchen leads to a large store and further on to a large utility room and wc, this area lends itself to further expansion of the kitchen. Further reception space can be found at the front where the cosy lounge is sited, an ideal spot to retire to later into the evening.

From the generous first floor landing access to all principle rooms can be found. Three spacious bedrooms are offered, bedroom one overlooks the front, whilst bedrooms two and three overlook the rear and as such have the advantage of a southerly aspect. These are accompanied by the family bathroom/wc.

Lastly moving outside the rear garden will disappoint, not only is it very generous in size but it is also south facing, so it will be a sun worshippers dream. Mostly laid to level lawn with a raised deck you could if you wish introduce further landscaping or a vegetable patch perhaps.

What the owner says...

'This has been a lovely family home for a number of years and the location and neighbours are second to none'.



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



Bear in mind...

This lovely home lends itself to further expansion be it to the side or rear as the plot overall is very generous.