



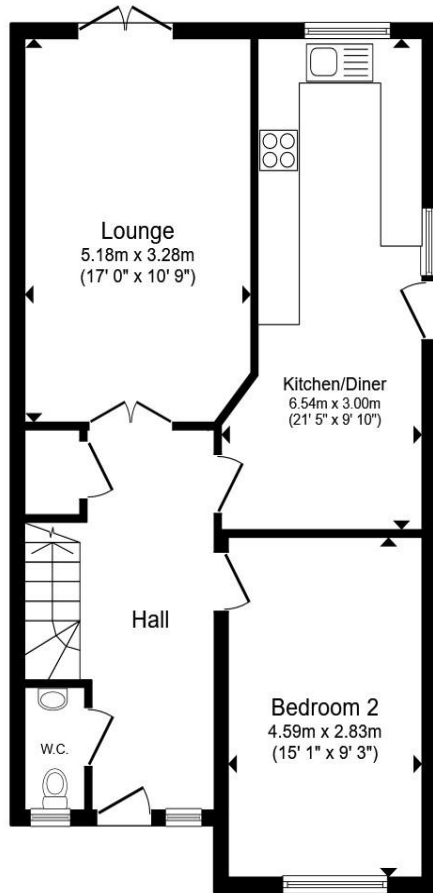
Friars Avenue, Peacehaven BN10 8SB

welcome to

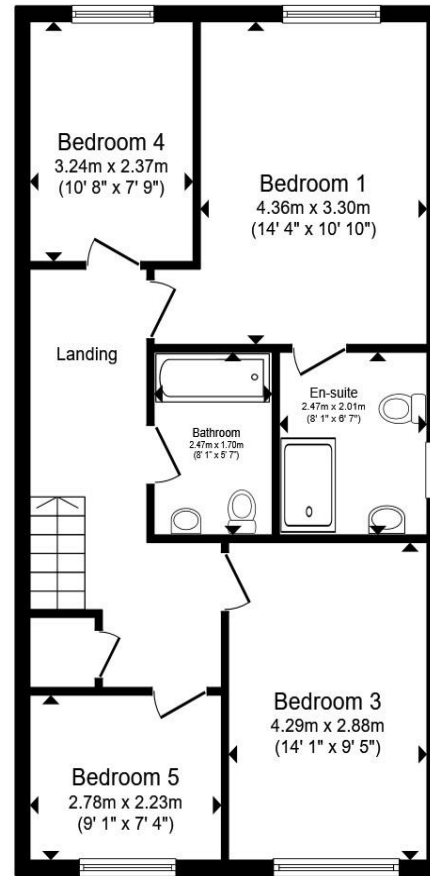
Friars Avenue, Peacehaven

A spacious & well-presented four bedroom semi-detached home in a popular no-through road. Offering flexible living with potential for a fifth bedroom. Modern kitchen & bathroom, en-suite to master, downstairs WC, gardens & off-road parking. Excellent transport links & amenities nearby.





Ground Floor



First Floor

Total floor area 127.7 m² (1,375 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agent Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Lounge

17' x 10' 9" (5.18m x 3.28m)

Kitchen/Diner

21' 5" x 9' 10" (6.53m x 3.00m)

Reception Room/Additional Room

15' 1" x 9' 3" (4.60m x 2.82m)

WC

First-Floor Accommodation

Bedroom One

14' 4" x 10' 10" (4.37m x 3.30m)

En-Suite

8' 1" x 6' 7" (2.46m x 2.01m)

Bedroom Three

14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom Four

10' 8" x 7' 9" (3.25m x 2.36m)

Bedroom Five

9' 1" x 7' 4" (2.77m x 2.24m)

Family Bathroom

8' 1" x 5' 7" (2.46m x 1.70m)

Storage

welcome to

Friars Avenue, Peacehaven

- Four/Five Bedroom Semi Detached House
- Spacious and Well Appointed Accommodation
- Downstairs WC
- Modern Kitchen & Bathroom
- Located in a Popular No Through Road

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£439,950



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA108200



Property Ref:
PEA108200 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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