

Phyllis Avenue, Peacehaven, BN10 7RG

Asking Price £365,000

Council Tax Band: C



**GUIDE PRICE: £375,00 - £400,000** This delightful older-style bungalow is both well presented and conveniently located. With generous reception space, this property provides great space for relaxation and entertaining. While the modern fitted kitchen is ideal for culinary enthusiasts. The two well-proportioned bedrooms ensure a restful retreat which alongside the contemporary shower room, enhances the overall appeal of the home.

Step outside to discover a south-facing rear garden, complete with a lovely deck and well-stocked flower beds, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The garden is a true oasis, offering a serene escape from the hustle and bustle of daily life.

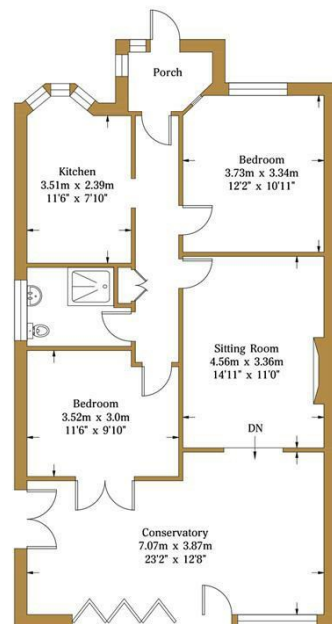
This property is well presented throughout, making it move-in ready for its new owners. Additionally, off-road parking adds to the convenience of this charming home. Situated in a popular road within Peacehaven, this bungalow will make a wonderful place to live. Don't miss the chance to make this lovely bungalow your new home.



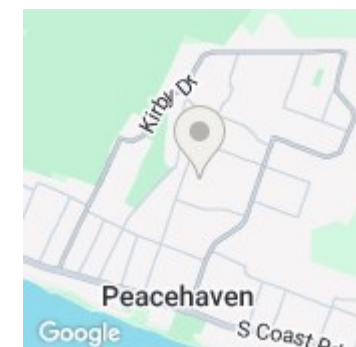
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### Phyllis Avenue

Approx. Gross Internal Area:- 88.77 sq.m. 955.51 sq.ft.



**Ground Floor**  
Approximate Floor Area  
955.51 sq ft  
(88.77 sq m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	73	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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