



Gladys Avenue, Peacehaven BN10 8FF

welcome to

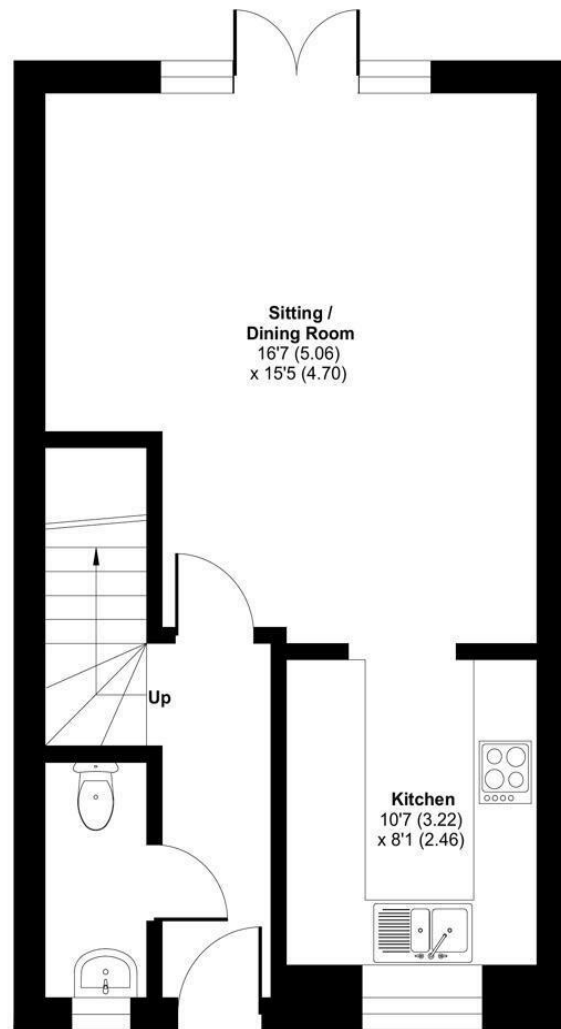
Gladys Avenue, Peacehaven

Fox & Sons are pleased to present this modern 3 bedroom family home in a quiet residential area. Featuring a bright lounge/dining room, west-facing garden, and off road parking. Please call us today to arrange your viewing!

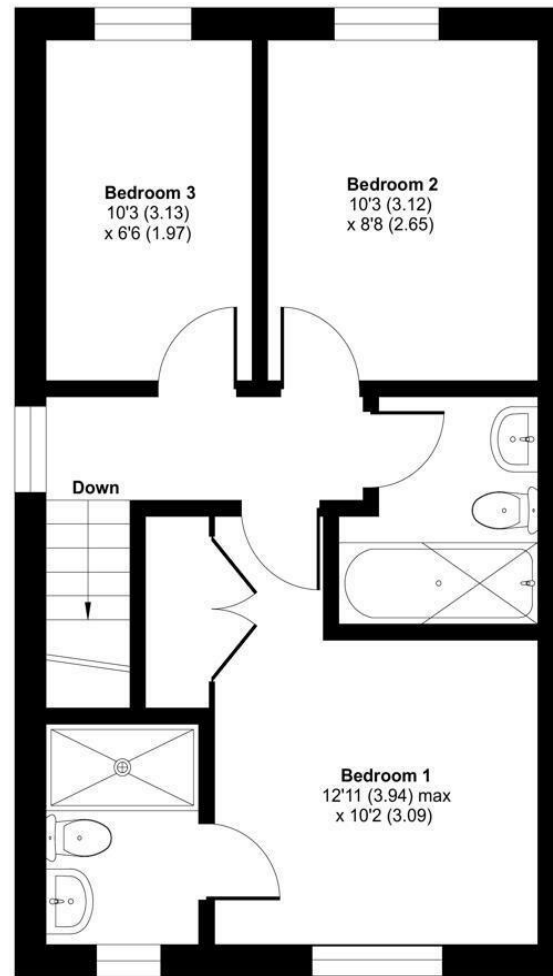


Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Agent Note

Please note that once an offer is accepted an £80 AML fee is chargeable for the required identity and anti-money laundering checks.

Entrance Hall

Lounge/Dining Room

16' 7" x 15' 5" (5.05m x 4.70m)

Kitchen

10' 7" x 8' 1" (3.23m x 2.46m)

Downstairs WC

First-Floor Landing

Bedroom One

12' 11" x 10' 2" (3.94m x 3.10m)

En-Suite

Bedroom Two

10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom Three

10' 3" x 6' 6" (3.12m x 1.98m)

Family Bathroom

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Gladys Avenue, Peacehaven

- Modern Semi-Detached House
- Three Bedrooms/ Family Bathroom/En-Suite to Master
- Open Plan Lounge/Diner with Doors out to Rear Garden
- West Facing Garden
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA108124



Property Ref:
PEA108124 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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