



**EPC : B**



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Any floor plans shown are for identification purposes only and are not to scale  
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# C&L

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**7 Swallow Close, Peacehaven, BN10 8FQ**  
**£300,000**

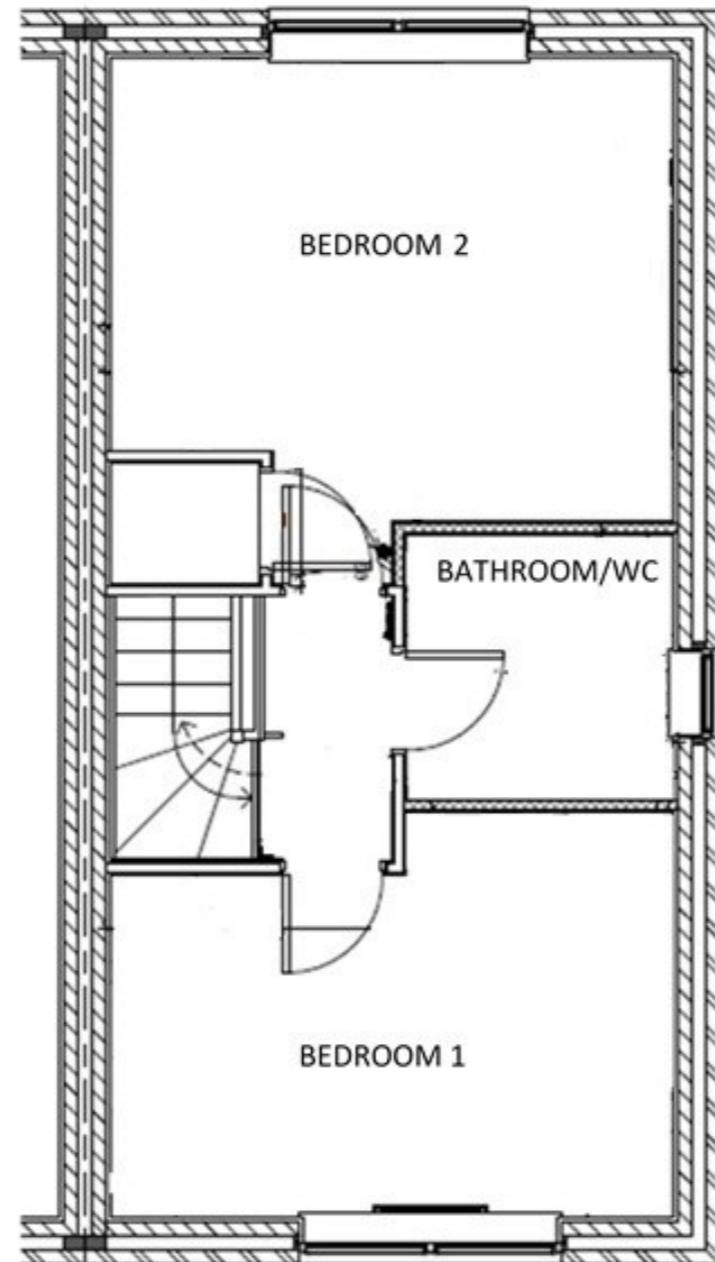
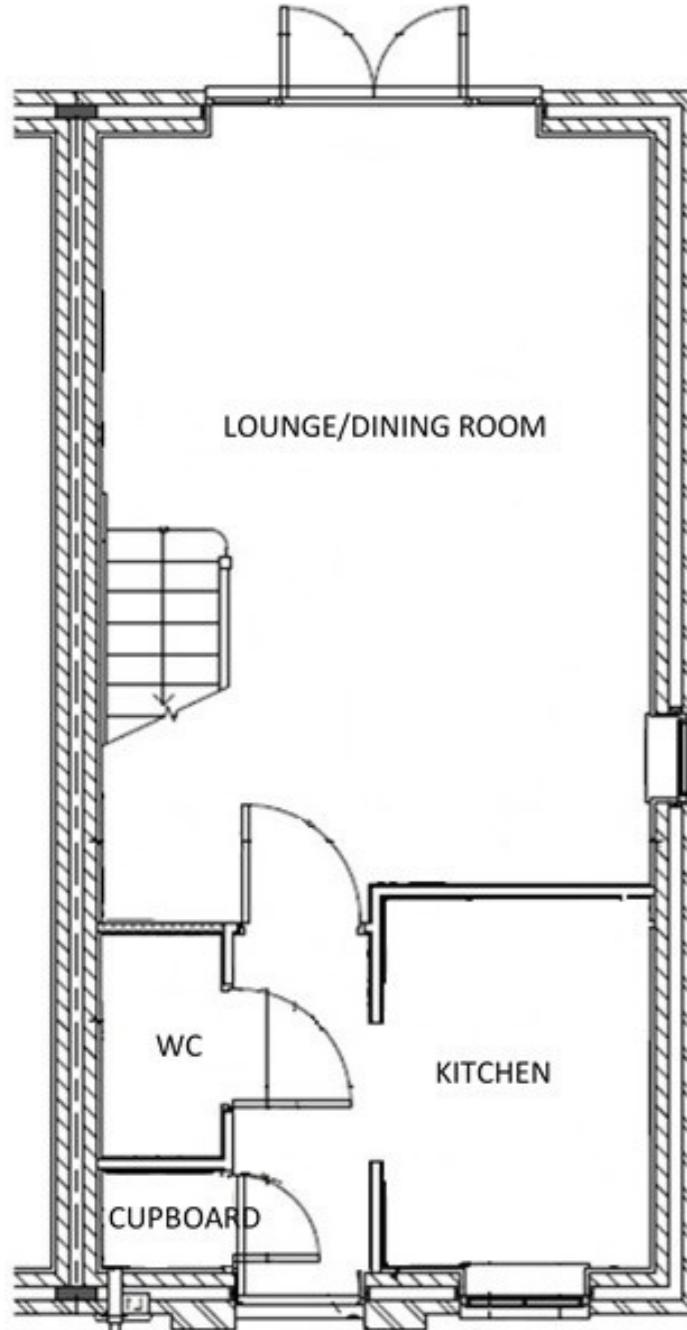


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This modern, well presented and spacious 2 bedroom end of terrace house was built in 2020 and is located on the popular Chalkers Rise Development which is situated close to countryside walks, local shop and bus services to Brighton City Centre.

The property comprises of a south facing lounge/dining room, kitchen, two double bedrooms, bathroom/wc and a cloak room/wc. Benefits include double glazing, gas central heating, allocated parking space, south facing rear garden, the remainder of a 10 year NHBC new build warranty, a good size storage cupboard located in the entrance hall which houses the gas boiler and a good sized storage cupboard in bedroom one.

The seller of this property has found a no chain property to purchase.



## ENTRANCE HALL

### CLOAKROOM/WC 5'2" x 2'9" (1.57m x 0.88m)

### KITCHEN 8'8" x 6'4" (2.64m x 1.93m)

A range of units to comprise of a one and a half bowl single drainer sink unit, work surfaces, with cupboards, drawers, space and plumbing for washing machine under, space for fridge/freezer, gas hob with oven below and cooker hood over, wall mounted cupboards with surface lighting below.

### SOUTH FACING LOUNGE/DINING ROOM 17'5" x 12'10" (5.30m x 3.91m)

## FIRST FLOOR LANDING

### SOUTH FACING BEDROOM 1 12'9" max x 12' max (3.89m x 3.66m)

### BEDROOM 2 12'10" max x 9'3" max (3.91m x 2.81m)

### BATHROOM/WC 6'1" x 6' (1.85 x 1.83m)

A white suite to comprise of a paneled bath, pedestal, wash hand basin low level wc, part tiled walls.

## OUTSIDE

### FRONT GARDEN

Path to front door, shrub beds, side access to rear garden.

### ALLOCATED PARKING SPACE

### SOUTH FACING REAR GARDEN

Paved patio with path to rear of garden, lawn area, access to the front of property, enclosed by timber fencing.

N.B Service charge payable, please ask for details.