



**42 DOWNS WALK**  
**PEACEHAVEN, BN10 7ST**

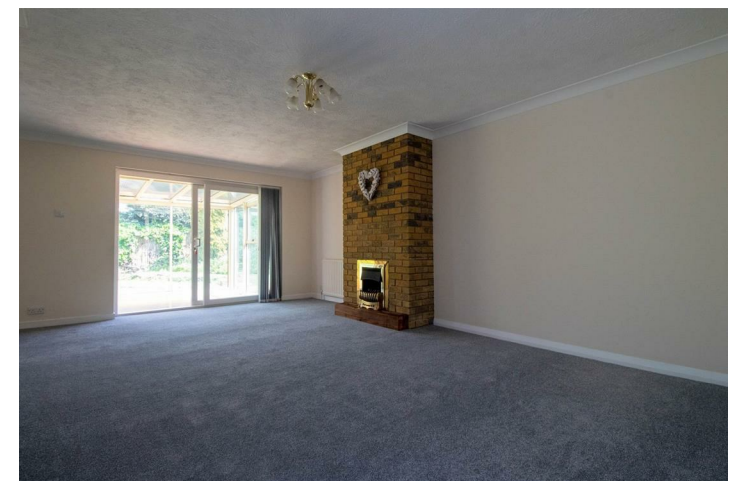
**£1,800 PCM**

Superb detached bungalow with off street parking and garage. This well presented bungalow benefits from good sized rooms comprising, three bedrooms, modern bathroom and en-suite shower room, kitchen with fitted appliances (washing machine, fridge freeze and dishwasher, large L shaped lounge diner and conservatory. Outside there are front and rear gardens along with off street parking for multiple vehicles.

This popular location offer access to local shops, schools and amenities along with frequent bus services providing access to surrounding areas and Brighton City Centre.

**Nicholas  
James**

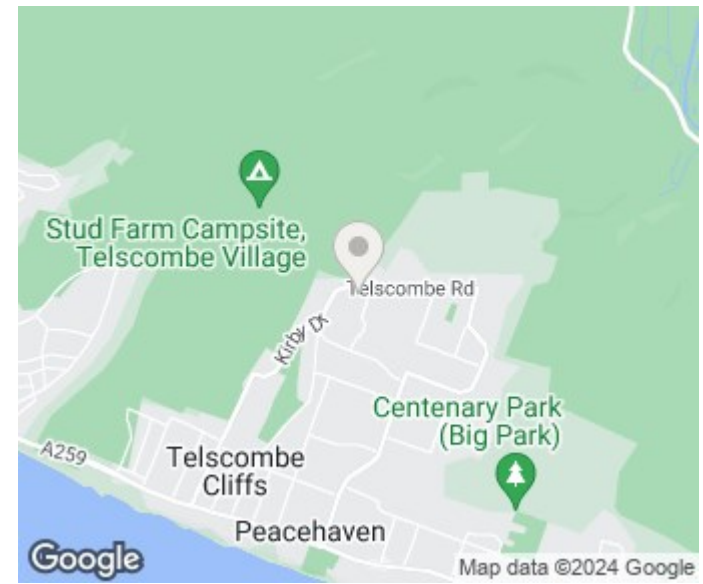
SALES LETTINGS AUCTIONS







42 Downs Walk  
 Total Area: Including Garage 109.3 m<sup>2</sup> ... 1176 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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