

Roderick Avenue, Peacehaven, East Sussex, BN10 8LE

Asking Price £475,000

Council Tax Band: C



LOCATION, LOCATION, LOCATION !! We are delighted to be able to offer to the market this detached THREE DOUBLE bedroom bungalow , which is situated on a larger than average plot and on the favoured SOUTH SIDE of the coast road. If that is not enough then you will be delighted to hear that the property also backs onto the Dell Park and has wonderful views over the SEA and the Dell to the rear. Being centrally located , this delightful property is equidistant from the wonderful cliff top walks, access to the beach, local shops and transport links through to Brighton and Eastbourne. Furthermore the local schools and doctors surgery are just a little further afield but still within easy walking distance. The property is not only spacious throughout but it offers fantastic views too, which really is the icing on the cake. The front door opens into a spacious entrance hall where all of the principle rooms can be accessed and storage options are available. The cosy lounge/dining room is located at the rear of the property and here you will find plenty of space for all of your soft furnishings as well as a sizeable dining table and chairs. A window and door at the rear offers access and views across the pleasant rear garden and towards the cliff top beyond. The adjacent kitchen has plenty of built in units, alongside ample working surface but still leaving plenty of space for all of the normal appliances. A window to the side and rear again afford the wonderful vista that is on offer. Two double bedrooms are located on the ground floor and these are serviced by the modern and spacious family bathroom/wc. The bathroom comprises of a bath, basin and wc. Moving upstairs you will find a very large bedroom which has plenty of space for all of your associated furniture. Being on the first floor the views are even more dramatic especially once you have accessed the balcony which is large enough to accommodate a small table and chairs. Externally there is a small front garden, amp



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	