

Victoria Avenue, Peacehaven, BN10 8HJ  
Offers In The Region Of £425,000  
Council Tax Band: D



STUNNING THREE DOUBLE BEDROOM detached home situated in a highly SOUGHT AFTER position, within close proximity to surrounding stores, cafes, eateries and general services in Peacehaven.

The property is just moments from South Coast Road, which offers Peacehaven's excellent variety of local amenities, as well as convenient road or bus routes along the A259 towards the lively coastal city of Brighton, which is located approximately 6 miles West.

The property is entered via an entrance porch and beautifully presented entrance hall, with ornate tiled flooring and through access through to the particularly impressive, dual aspect living room featuring a stunning brick tiled feature chimney and wood panel flooring. Across the hall you will find the equally impressive open plan kitchen/dining room, which flows through with an open plan design to the generous garden aspect conservatory, fitted with radiator and UV filtered conservatory roof making the dining and conservatory space suitable for year round use. A useful ground floor, re-fitted shower room completes the ground floor accommodation, along with an additional porch suitable for storage, parcels, coats/boots.

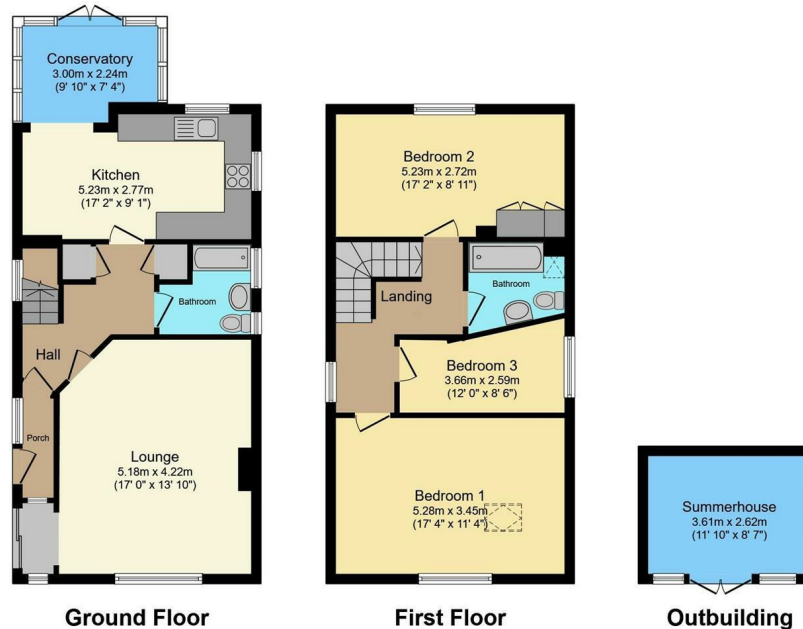
The three excellent sized bedrooms with custom fitted wardrobes occupy the first floor, along with an additional family bathroom.

Outside there is a pleasant, enclosed rear garden, with a paved patio immediately from the property and steps down an area of lawn and a fully insulated timber built summer house with power/electrics to the rear of the garden. The garage is situated to the front of the property, with steps upto a paved patio garage roof and also off road parking via the dropped kerb driveway and garage approach.

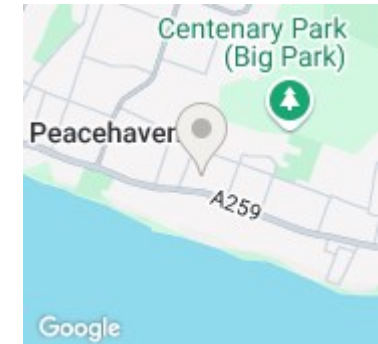
Considered to be in excellent order throughout, deceptively spacious and presented beautifully amongst the homes many improvements made by the current owner, an internal viewing, by appointment, is highly recommended to be fully appreciated.



206 South Coast Road, Peacehaven, East  
Sussex, BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk



Total floor area 118.0 m<sup>2</sup> (1,270 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	