

Lincoln Avenue, Peacehaven, BN10 7JU
Asking Price £449,950



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Council Tax Band: D

This DELIGHTFUL bungalow offers a perfect blend of COMFORT and MODERN LIVING. With an EXTRA WIDE PLOT, the property boasts ample space both inside and out, making it an ideal choice for families or those seeking a peaceful retreat.

Accommodation includes a bright and modern kitchen, designed to cater to all your culinary needs. A large living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Additionally, a separate dining room offers an elegant space for family meals or special occasions.

This charming bungalow features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The shower room, complemented by a separate WC, adds convenience to daily routines.

Outside, the sun trap west-facing rear garden is a true highlight, providing an idyllic setting for outdoor gatherings or simply enjoying the sunshine. The property also includes a garage and a private drive, offering parking for up to two vehicles, which is a rare find in such a peaceful location.

With its modern amenities and spacious layout, this bungalow on Lincoln Avenue is a wonderful opportunity for anyone looking to settle in a serene environment while still being close to local amenities. Don't miss the chance to make this lovely property your new home.

Living Room

21'4 x 11'11 (6.50m x 3.63m)

Kitchen

13'10 x 7'10 (4.22m x 2.39m)

Dining Room

14'5 x 6'11 (4.39m x 2.11m)

Bedroom One

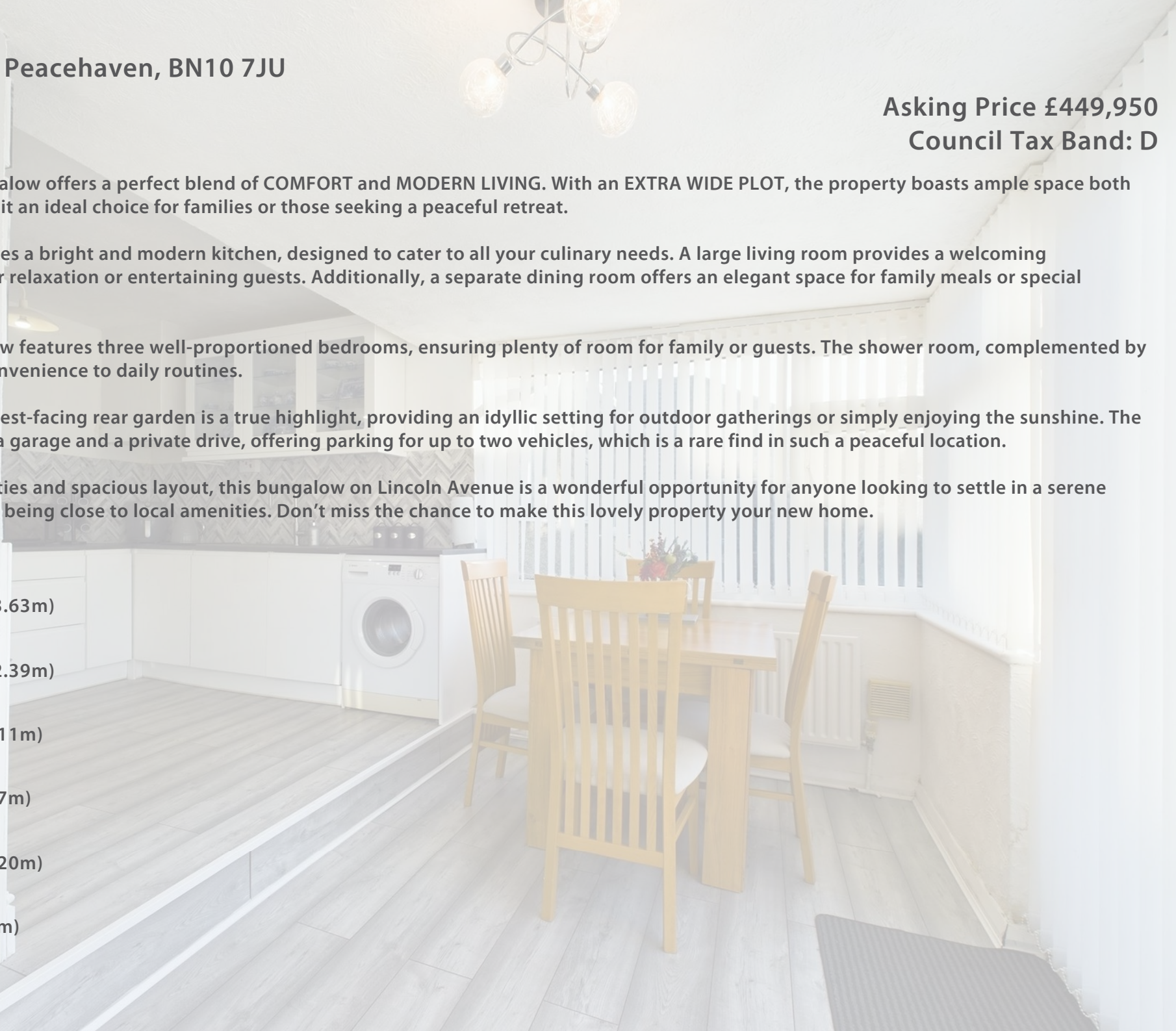
10'5 x 9'9 (3.18m x 2.97m)

Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)

Bedroom Three

8'8 x 8'6 (2.64m x 2.59m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	