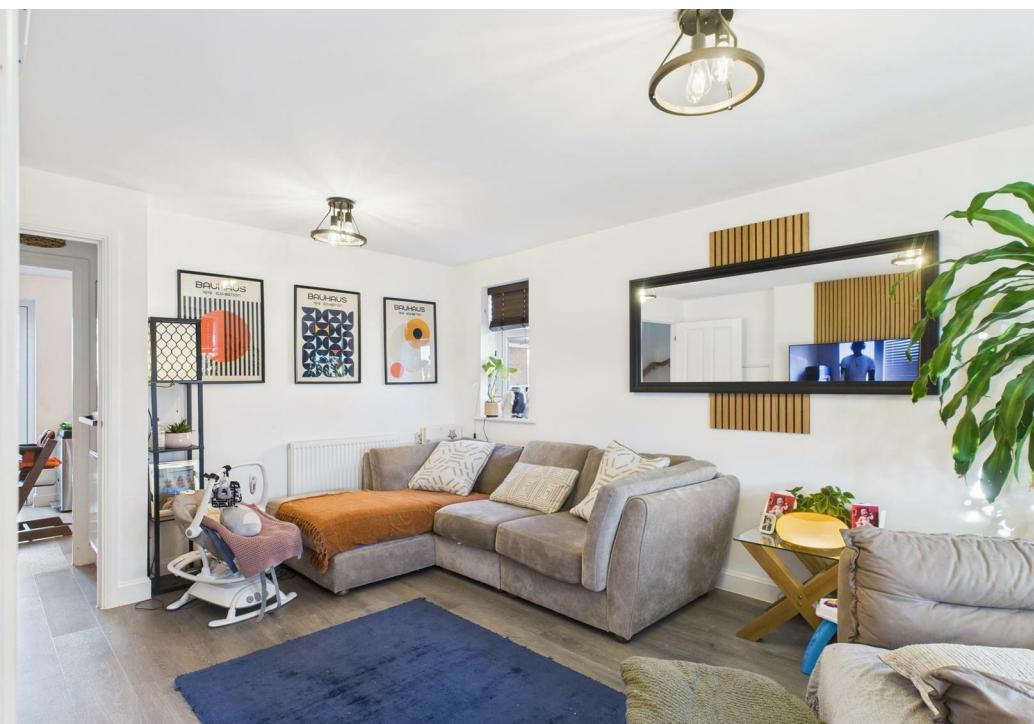


Nuthatch Lane, Peacehaven, BN10 8GY

Asking Price £410,000

Council Tax Band: D



Located in this nearly new development and opposite open land, this stunning nearly new three-storey house offers a perfect blend of modern living and serene surroundings. With three spacious double bedrooms, including a remarkable master bedroom that spans over 20 feet in length and features an en suite shower, this property is designed for comfort and convenience.

The bright living room welcomes you with an abundance of natural light, creating an inviting atmosphere for relaxation and entertainment. The well-fitted kitchen/dining room provide an ideal space for family meals and gatherings, making it the heart of the home.

One of the standout features of this property is the direct views over open fields to the front, allowing you to enjoy the beauty of nature right from your doorstep. The lawned and level rear garden offers a perfect outdoor space for children to play or for hosting summer barbecues with friends and family.

Additionally, the property boasts a good-sized garage with electric charging point and a long driveway, providing ample parking and storage options. This house is not just a home; it is a lifestyle choice, offering both comfort and a connection to the picturesque surroundings of Peacehaven. Whether you are looking to settle down or invest, this property is a must-see. Small estate charge.



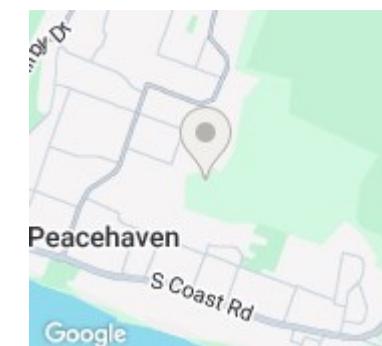
206 South Coast Road, Peacehaven, East Sussex, BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk



#### Approximate total area<sup>(1)</sup>

1233 ft<sup>2</sup>  
114.7 m<sup>2</sup>

Reduced headroom  
42 ft<sup>2</sup>  
3.9 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			85
(69-80) C			
(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	