

**Montreal Close, Peacehaven, BN10 8FH**

**Asking Price £345,000**

**Council Tax Band: C**



This delightful three-bedroom semi-detached house presents an exceptional opportunity for those seeking a comfortable family home. Boasting a prime location directly opposite open land, residents can enjoy uninterrupted views and the tranquillity that comes with it. The property is conveniently situated just a short stroll from the expansive Big Park, perfect for leisurely walks or family outings.

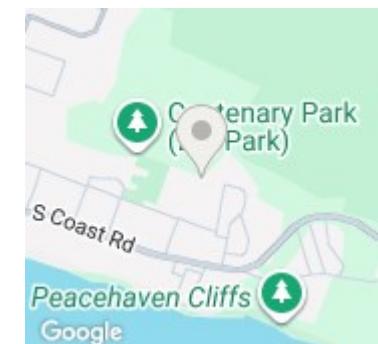
Upon entering, you will find the house in excellent decorative order throughout, making it ready for you to move in without the need for immediate renovations. The spacious reception room provides a welcoming atmosphere, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms offer ample space for family living, while the two bathrooms ensure convenience for all. The modern Kitchen is both bright and airy and has built in appliances and patio doors leading out to the lawned garden which is perfect for families.

For those with vehicles, the property features parking for two vehicles, along with a garage that boasts a vaulted ceiling, providing additional storage options. With vacant possession available, you can enjoy a smooth transition into your new home.

This wonderful semi-detached house is perfect for families or individuals looking for a peaceful yet accessible location. Don't miss the chance to make this lovely property your own. Small estate charge of approx £200 per annum.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		76
(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	