

Sutton Avenue North, Peacehaven, BN10 7QL
Asking Price £405,000



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Council Tax Band: C**

This stunning family home presents an exceptional opportunity for those seeking a property that offers impressive room sizes and an impeccable finish. Furthermore, with no onward chain, this property is ready for you to move in and make it your own.

As you enter, you are welcomed into a spacious entrance hall, from here all principle rooms can be accessed. To the rear is a west-facing living room, perfect for relaxing or entertaining. Close by is the well-fitted kitchen/dining room which also faces west which provides a bright and inviting space for family meals and gatherings. The ground floor also features a unique bedroom suite, which was previously two separate bedrooms, complete with its own ensuite shower room, offering flexibility for family living or guest accommodation. Additionally, a recently refitted utility room and a handy ground floor WC enhance the practicality of this home.

Venturing upstairs, you will find two generously sized bedrooms that provide ample space for rest and relaxation. The family bathroom is a true highlight, featuring a freestanding bath and a separate shower cubicle, creating a luxurious retreat for your daily routines.

The property boasts meticulously maintained front and rear gardens, providing a lovely outdoor space for children to play or for hosting summer barbecues. Lastly, a private drive and garage offer parking for two vehicles, ensuring convenience for you and your guests.

This delightful house is ideally located, making it a perfect family home. With its thoughtful layout and beautiful features, it is sure to impress. Don't miss the chance to view this exceptional property.

Living Room

14'4 x 13'11 (4.37m x 4.24m)

Kitchen/Dining Room

13'6 x 12'4 (4.11m x 3.76m)

Utility Room

8' x 5'9 (2.44m x 1.75m)

Ground Floor Bedroom

18'6 x 7'7 (5.64m x 2.31m)

Ensuite Shower Room

6'4 x 3'3 (1.93m x 0.99m)

Bedroom Two

14'4 x 11'8 (4.37m x 3.56m)

Bedroom Three

14'4 x 11'1 (4.37m x 3.38m)

Family Bathroom/wc

8'11 x 7'10 (2.72m x 2.39m)

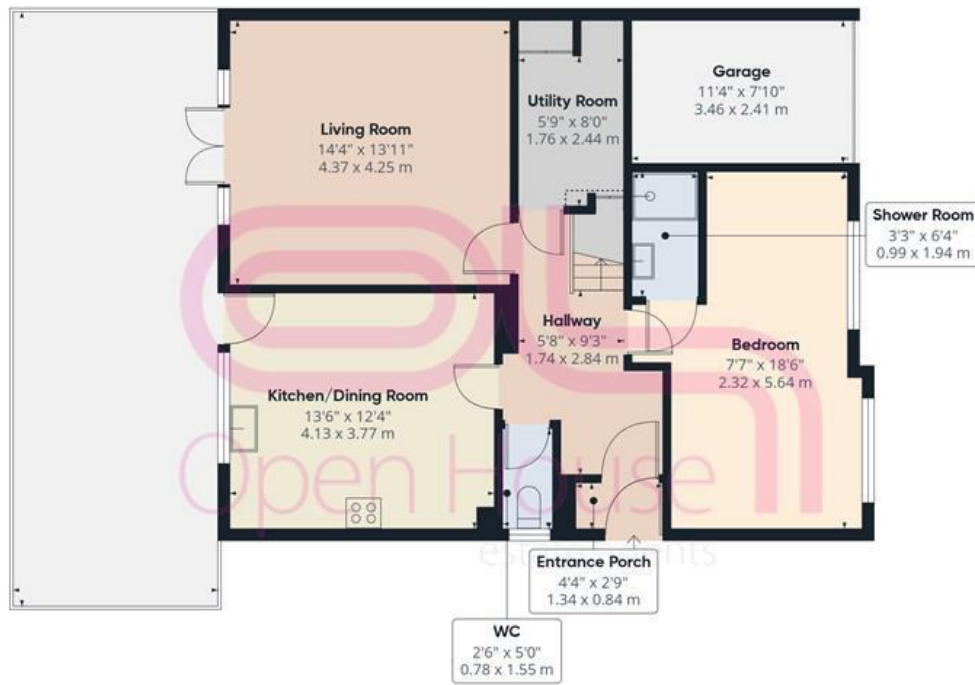
Garage

11'4 x 7'10 (3.45m x 2.39m)



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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1282 ft²

119 m²

Balconies and terraces

324 ft²

30.1 m²

Reduced headroom

3 ft²

0.3 m²

(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.