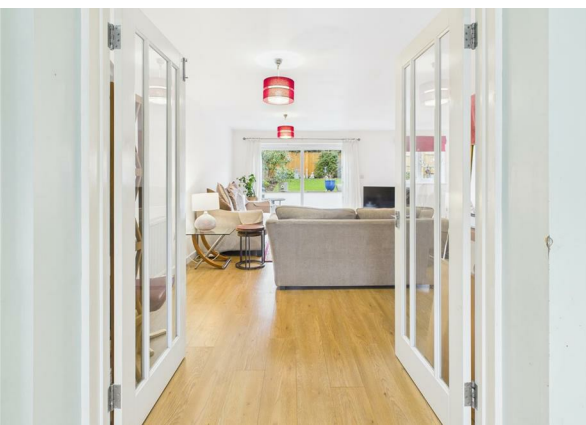
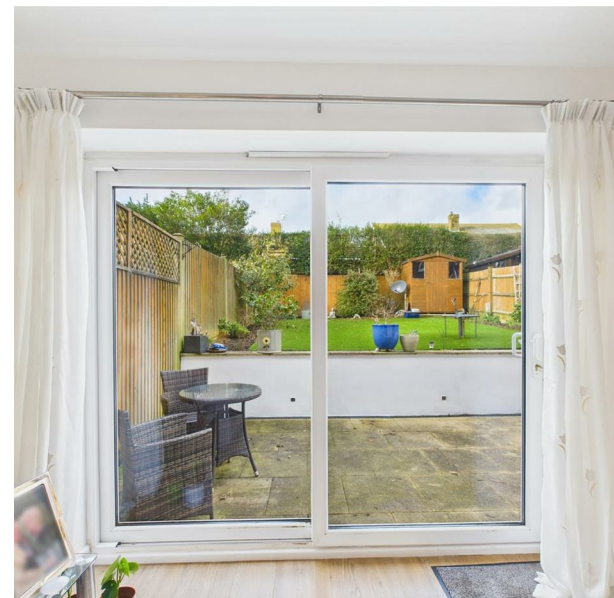


Phyllis Avenue, Peacehaven, BN10 7RQ  
Price Guide £420,000



## Phyllis Avenue, Peacehaven, BN10 7RQ

**Price Guide £420,000**  
**Council Tax Band: D**

Guide price £420,000 to £430,000..... Vacant Possession .....Located in the heart of Peacehaven, Phyllis Avenue presents an EXCEPTIONAL OPPORTUNITY to acquire a BEAUTIFULLY DESIGNED HOME, constructed in 2013. This property boasts an ENVIABLE LOCATION, just a short stroll from the stunning cliff top promenade and the beach, making it perfect for those who appreciate coastal living. Additionally, convenient bus routes to Brighton and beyond enhance its appeal for commuters and leisure seekers alike.

The house is remarkably spacious and well-presented, featuring four generously sized double bedrooms. The master bedroom is particularly noteworthy, as it includes a private en suite bathroom, providing a touch of luxury and privacy. The large living and dining room is a highlight of the home, with patio doors that open onto a westerly facing garden, allowing for an abundance of natural light and a seamless connection to the outdoors.

The modern, contemporary kitchen is designed for both functionality and style, and it is complemented by a separate utility room, adding to the convenience of daily living. For those with multiple vehicles, the property offers off-road parking for several cars, a valuable asset in this desirable area.

In summary, this house on Phyllis Avenue is an ideal family home, combining spacious living with a prime location. It is perfect for anyone looking to enjoy the best of Peacehaven's coastal lifestyle while having easy access to local amenities and transport links. Do not miss the chance to make this splendid property your own.

### Entrance Hallway

9'11" x 3'6" (3.03 x 1.08)

### Kitchen

17'6" x 8'9" (5.35 x 2.69)

### Utility Room

5'6" x 6'3" (1.68 x 1.91)

### WC

3'6" x 5'4" (1.08 x 1.63)

### Lounge/Dining Room

18'0" x 19'4" (5.51 x 5.91)

### Stairs to First Floor

### Bedroom One

11'3" x 10'11" (3.44 x 3.35)

### En Suite Shower Room

3'2" x 7'0" (0.99 x 2.15)

### Bedroom Two

12'5" x 10'11" (3.79 x 3.35)

### Bedroom Three

18'2" x 8'0" (5.54 x 2.45)

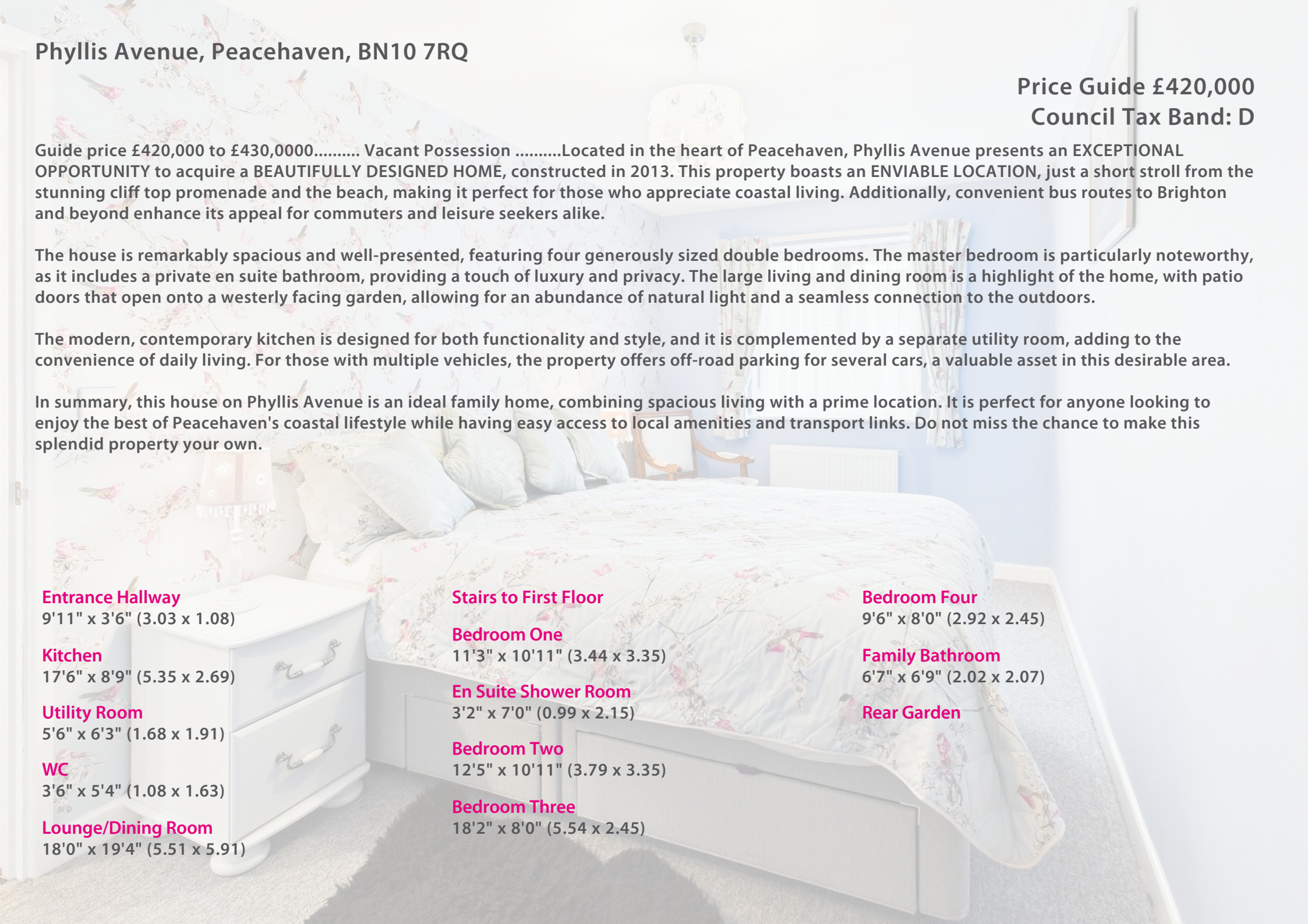
### Bedroom Four

9'6" x 8'0" (2.92 x 2.45)

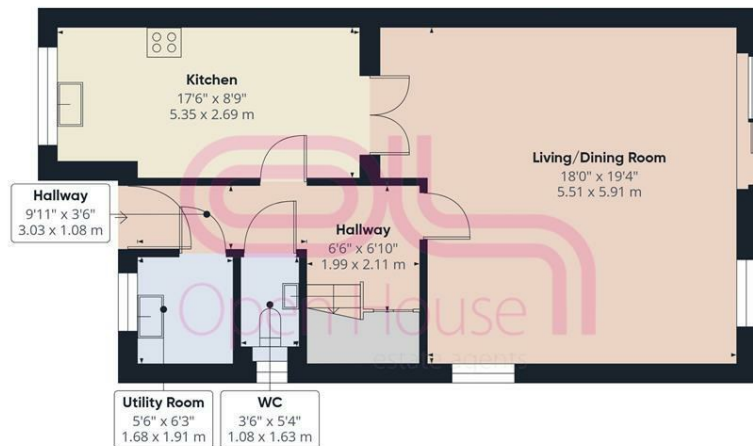
### Family Bathroom

6'7" x 6'9" (2.02 x 2.07)

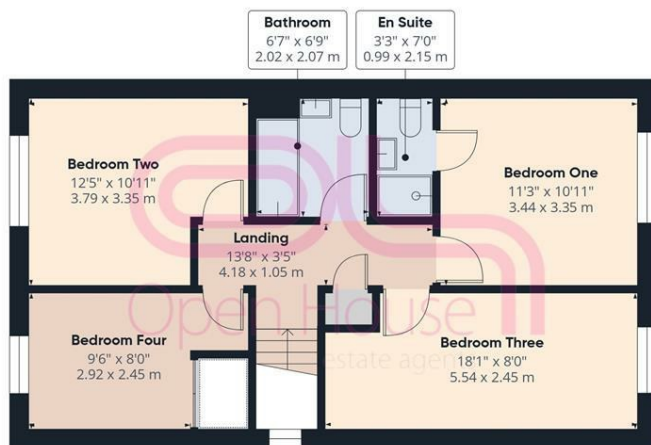
### Rear Garden







Ground Floor



Floor 1



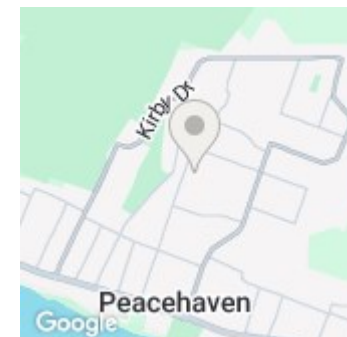
Approximate total area<sup>(1)</sup>

1287 ft<sup>2</sup>  
119.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	88
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	