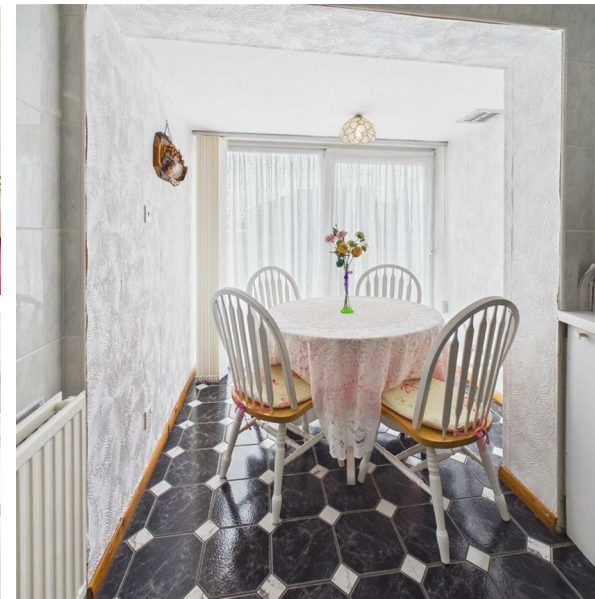
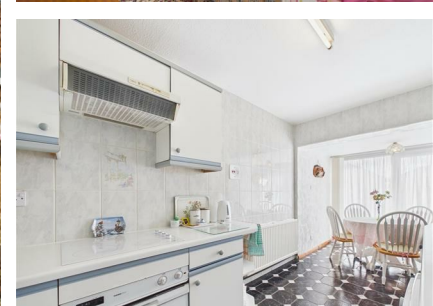


Cavell Avenue North, Peacehaven, BN10 7QQ
Offers Over £320,000



Cavell Avenue North, Peacehaven, BN10 7QQ

**Offers Over £320,000
Council Tax Band: C**

Located in the sought-after Cavell Avenue North, this charming family home in Peacehaven has been lovingly maintained by the same owners for over 40 years. This delightful property is now available with no onward chain, making it an ideal opportunity for those looking to settle in a welcoming community.

As you enter, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining. The large living room not only provides a comfortable space but also offers direct access to the enchanting rear garden, allowing for a seamless indoor-outdoor living experience. Adjacent to the living room, the generous kitchen and dining area is well-equipped for family meals and gatherings.

Completing the ground floor is a convenient separate WC, ensuring practicality for family life. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering ample space for personalisation. The large, refitted shower room is a modern touch, providing a refreshing retreat.

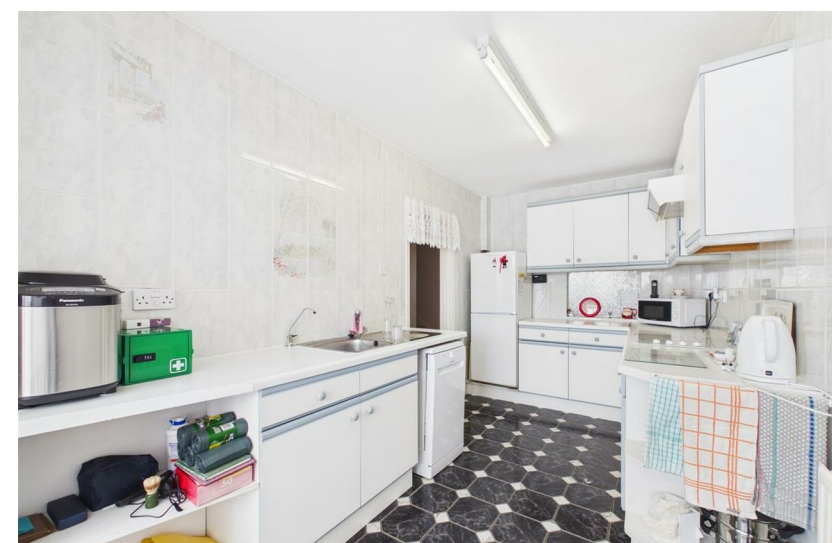
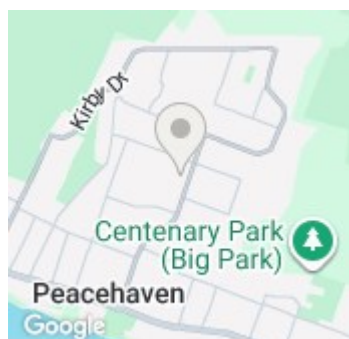
The rear garden is truly a highlight of this property, featuring beautifully maintained flower bed borders, a paved patio area with electric awning above for alfresco dining, and a level lawn that is perfect for children to play or for hosting summer barbecues. Additionally, a brick-built storage shed with electricity supply offers practical storage solutions for gardening tools and outdoor equipment.

With parking available for two vehicles, this home is not only functional but also conveniently located within a popular road in Peacehaven. This property is a wonderful opportunity for families or anyone seeking a well-maintained home in a friendly neighbourhood. Don't miss your chance to make this lovely house your new home.



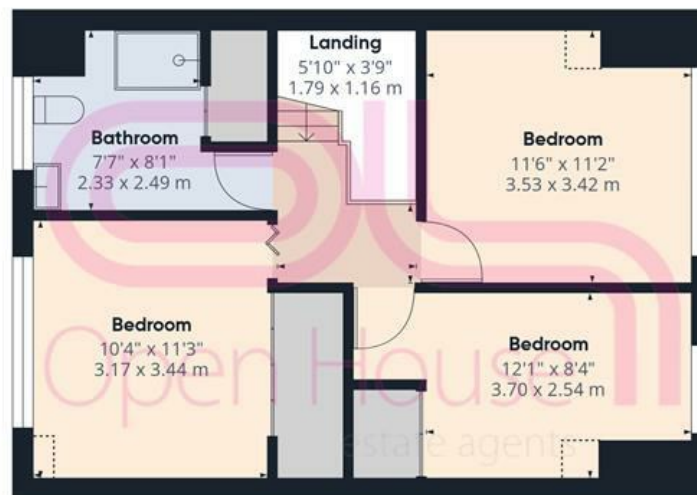
206 South Coast Road, Peacehaven, East
Sussex, BN10 8JP
01273 830 987
bnsales@localagent.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1145 ft²

106.4 m²

Balconies and terraces

208 ft²

19.3 m²

Reduced headroom

7 ft²

0.6 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.

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