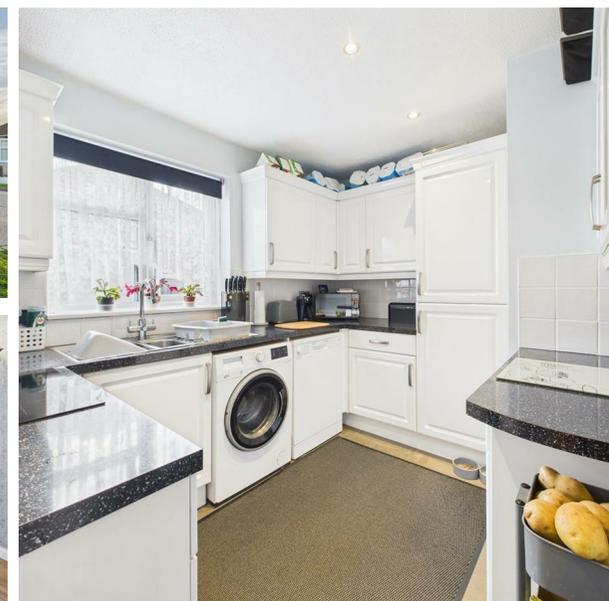


Malines Avenue, Peacehaven, East Sussex, BN10 7RR  
Asking Price £355,000



**Malines Avenue, Peacehaven, East Sussex, BN10 7RR**

**Asking Price £355,000**  
**Council Tax Band: C**

Situated on MALINES AVENUE in the coastal town of Peacehaven, this METICULOUSLY MAINTAINED semi-detached bungalow offers a DELIGHTFUL blend of comfort and convenience. The property features THREE well-proportioned bedrooms, two of which are spacious DOUBLES, making it an ideal home for families or those seeking extra space.

The heart of the home is the modern south-facing kitchen, which is designed to be both functional and inviting, perfect for culinary enthusiasts and family gatherings alike. The layout flows seamlessly into the reception room, creating a warm and welcoming atmosphere for entertaining guests or enjoying quiet evenings at home.

Step outside to discover a low-maintenance rear garden, complete with a patio area that invites you to relax and soak up the sun. This outdoor space is perfect for al fresco dining or simply enjoying the fresh air in a tranquil setting.

Conveniently located, the property is well-served by nearby bus routes, providing easy access to the vibrant cities of Brighton and Eastbourne. This makes it an excellent choice for those who wish to enjoy the coastal lifestyle while having the option to explore the amenities and attractions of these bustling towns.

In summary, this lovely bungalow on Malines Avenue is a wonderful opportunity for anyone looking for a comfortable and well-located home in Peacehaven. With its modern features and low-maintenance garden, it is sure to appeal to a variety of buyers.

**Living Room**

16'11" x 10'10" (5.17 x 3.32)

**Kitchen**

10'2" x 8'3" (3.12 x 2.52)

**Bedroom One**

12'5" x 11'8" (3.8 x 3.58)

**Bedroom Two**

9'6" x 8'7" (2.9 x 2.64)

**Bedroom Three/Dining Room**

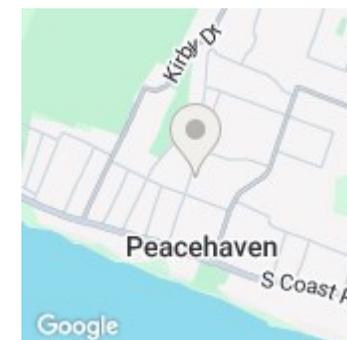
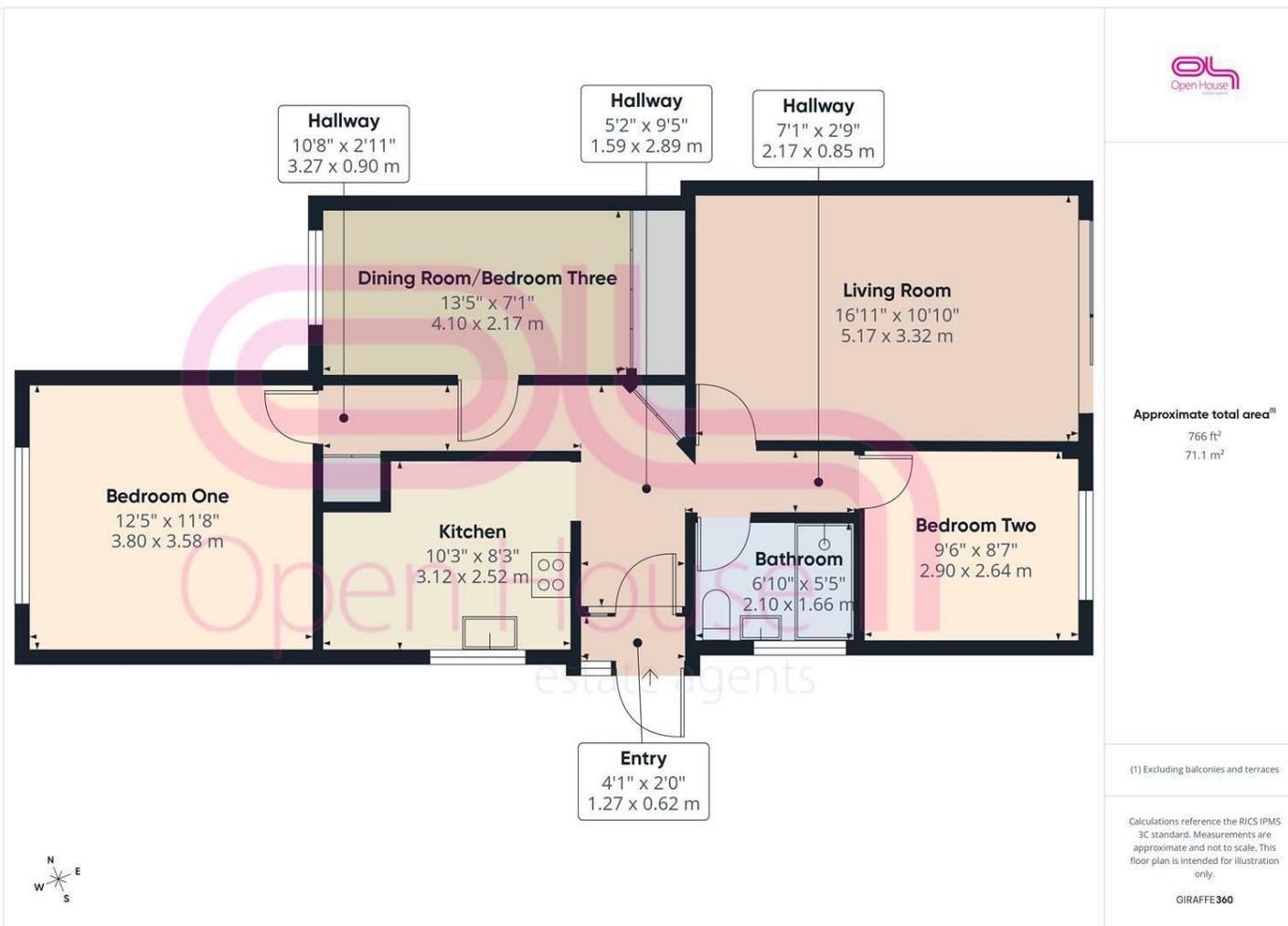
13'5" x 7'1" (4.1 x 2.17)

**Bathroom**

6'10" x 5'5" (2.1 x 1.66)



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| 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |