

Phyllis Avenue, Peacehaven, BN10 7RQ
Asking Price £430,000



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)	

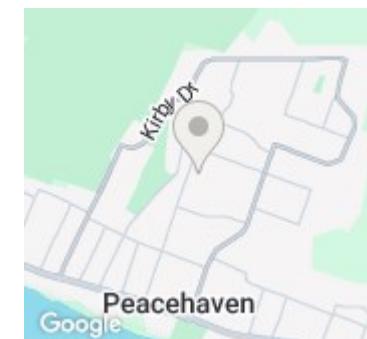
Stairs to First Floor
Bedroom One
11'3" x 10'11" (3.44 x 3.35)
En Suite Shower Room
3'2" x 7'0" (0.99 x 2.15)
Bedroom Two
12'5" x 10'11" (3.79 x 3.35)
Bedroom Three
18'2" x 8'0" (5.54 x 2.45)

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



Open House BN Sales



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	88
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	