

Outlook Avenue, Peacehaven, BN10 8XE
Asking Price £395,000



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Council Tax Band: E

This is an EXCEPTIONALLY rare opportunity to acquire this DETACHED OLDER STYLE house which is situated in this SEMI RURAL location and affords MAGNIFICENT VIEWS to the front over farmland and down to the English Channel and views over the South Downs to the rear. Although in need of updating and refurbishment, this delightful property has been a wonderful family home for many years and is now ready for a new owner to take this fantastic residence to a new level and create a bespoke home in an unrivalled location. The current accommodation comprises of three bedrooms, two reception rooms, kitchen/breakfast room, bathroom and a separate WC. To the rear is a well maintained level rear garden which is enclosed with shrubs and flower borders and to the front is a garage.

Entrance Hallway

Kitchen

8'8" x 10'4" (2.66 x 3.16)

Living Room

19'6" x 10'11" (5.96 x 3.33)

Dining Room

10'9" x 10'10" (3.30 x 3.31)

Bedroom Two

9'1" x 10'2" (2.79 x 3.11)

Bedroom Three

7'4" x 10'9" (2.26 x 3.30)

Inner Lobby

5'6" x 5'10" (1.69 x 1.79)

Stairs To First Floor

Bedroom One

13'10" x 9'10" (4.24 x 3.0)

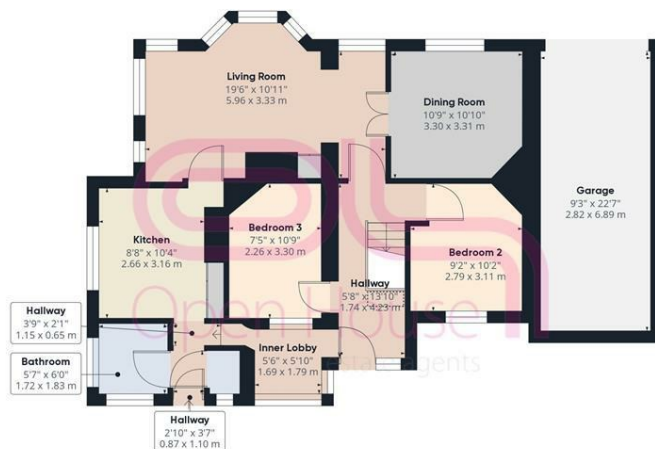
Garden

Garage

9'3" x 22'7" (2.82 x 6.89)



Open House BN Sales



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1174.53 ft²
109.12 m²

Reduced headroom

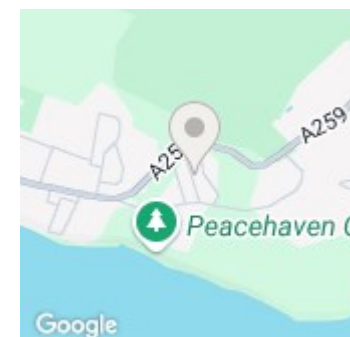
12.17 ft²
1.13 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	