



46a Ashington Gardens, Peacehaven, BN10 8UE

Guide Price **£340,000**

CarruthersandLuck
SalesandLettings



46a Ashington Gardens

Peacehaven

Nestled in a quiet location close to local conveniences such as a shop and easy access to the A259 South Coast Road, this spacious 2-bedroom semi-detached bungalow is a hidden gem boasting convenience and comfort. Ideal for those who value seamless connections to Brighton City Centre and Eastbourne Town Centre via nearby bus services, this property offers a modern open-plan style of living. The generously-sized lounge seamlessly flows into the kitchen/breakfast and dining room, creating a harmonious space perfect for both relaxation and entertainment. The conservatory provides a tranquil nook flooded with natural light, ideal for enjoying a morning coffee or curling up with a good book. A spacious entrance hall sets the tone for the rest of the bungalow, leading to 2 well-proportioned bedrooms and a bath/shower room, ensuring ample space for comfort and privacy. The front garden offers convenient off-road parking, while the good-sized sunny rear garden promises outdoor enjoyment and relaxation in a private setting.



46a Ashington Gardens

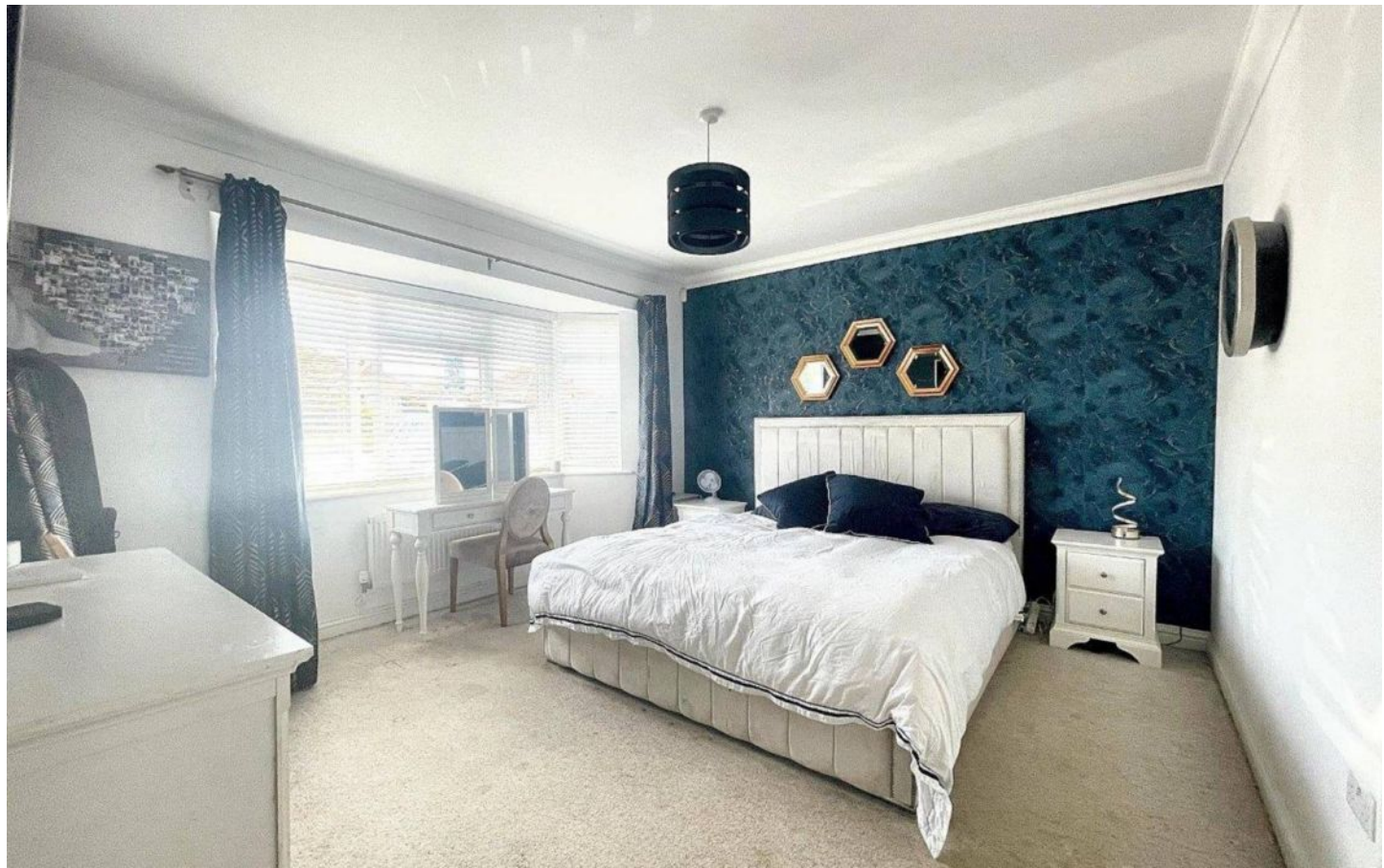
Peacehaven

Outside, the property shines with its well-maintained front and rear gardens, adding a touch of greenery and tranquillity to every-day life. The front garden not only provides valuable off-road parking but also enhances the property's kerb appeal. As you step into the rear garden, a spacious and sunny oasis awaits, perfect for soaking up the sun, hosting summer barbeques, or simply enjoying a peaceful moment surrounded by nature. The well-balanced combination of privacy and openness makes this outdoor space a versatile canvas for both relaxation and outdoor activities. Whether you envision creating a vibrant flower garden, setting up a cosy seating area, or simply cherishing moments of quiet contemplation, the good-sized rear garden offers endless possibilities to tailor the outdoor space to your unique lifestyle and preferences. Embrace the opportunity to make this enchanting property your own and enjoy the harmony of indoor-outdoor living in a serene and convenient setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
94.6 sq.m. (1019 sq.ft.) approx.



46A ASHLINGTON GARDENS PEACEHAVEN

TOTAL FLOOR AREA: 94.6 sq.m. (1019 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox ©2023

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings