



34 Victoria Avenue, Peacehaven, BN10 8HJ
£525,000

CarruthersandLuck
SalesandLettings

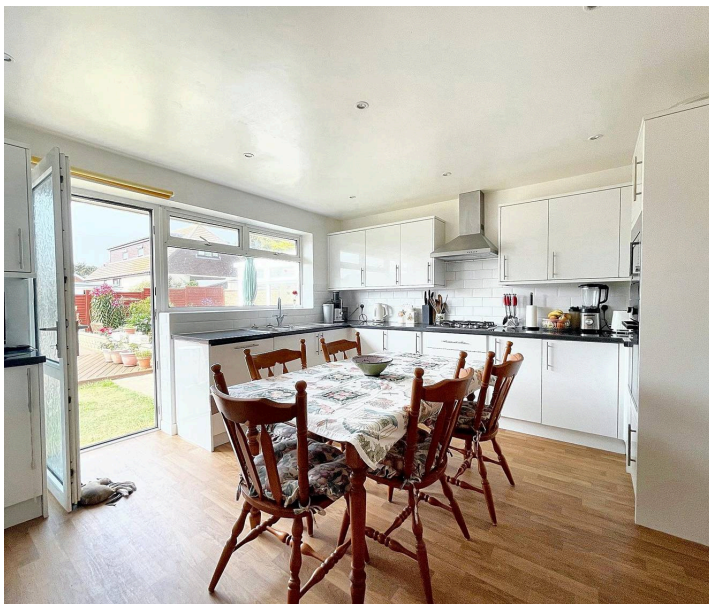


34 Victoria Avenue

Peacehaven

Nestled within a serene no-through road, this exceptional detached bungalow is built on a double plot and offers an abundance of space and natural light, providing a peaceful retreat while being conveniently situated near local amenities. Just a stone's throw away from local shops, the inviting cliff top promenade, Peacehaven beech, and well-connected bus services to both Brighton City Centre and Eastbourne Town Centre, this property boasts a prime location that effortlessly blends tranquility with urban convenience.

Upon entering the large entrance hall, you are greeted by a generously proportioned lounge through dining room which is bathed in natural light from its dual aspect windows, creating a welcoming and versatile space perfect for both relaxation and entertaining. To the west lies a charming conservatory, offering a peaceful spot to enjoy the changing seasons and the beauty of the outdoors whilst indoors. The west-facing kitchen/breakfast room is a culinary delight, complete with sleek high gloss units that provide ample storage and workspace for the discerning chef.



34 Victoria Avenue

Peacehaven

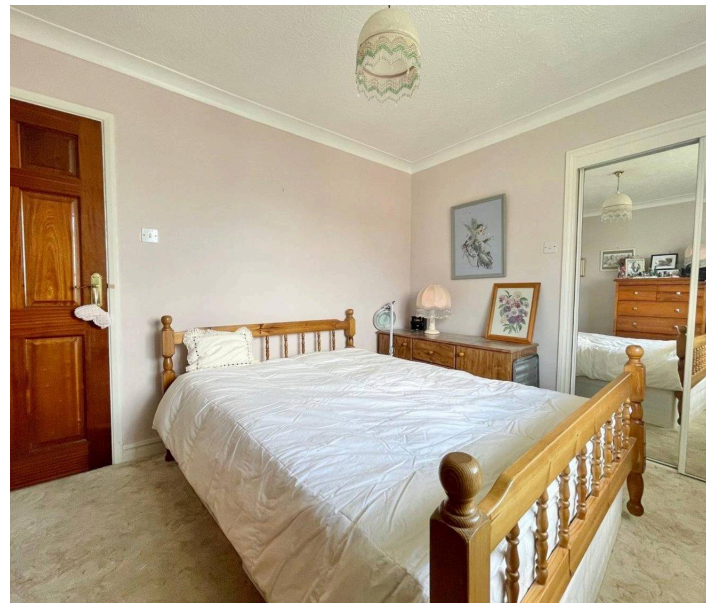
The accommodation comprises four double bedrooms, each offering a peaceful sanctuary for rest and relaxation and great storage with built in wardrobes with mirrored doors. The large bath/shower room/wc embodies luxury and functionality, providing a spa-like retreat for residents, there is a separate wc, the large entrance porch offers a place to sit and enjoy the morning sunshine, the spacious entrance hall comes complete with a double cloak cupboard and airing that houses the gas boiler.

For added convenience, a double garage provides secure parking and additional storage space, catering to practical needs with ease. The well-established front garden not only enhances the property's kerb appeal but also offers off-road parking, a coveted feature in this sought-after location.

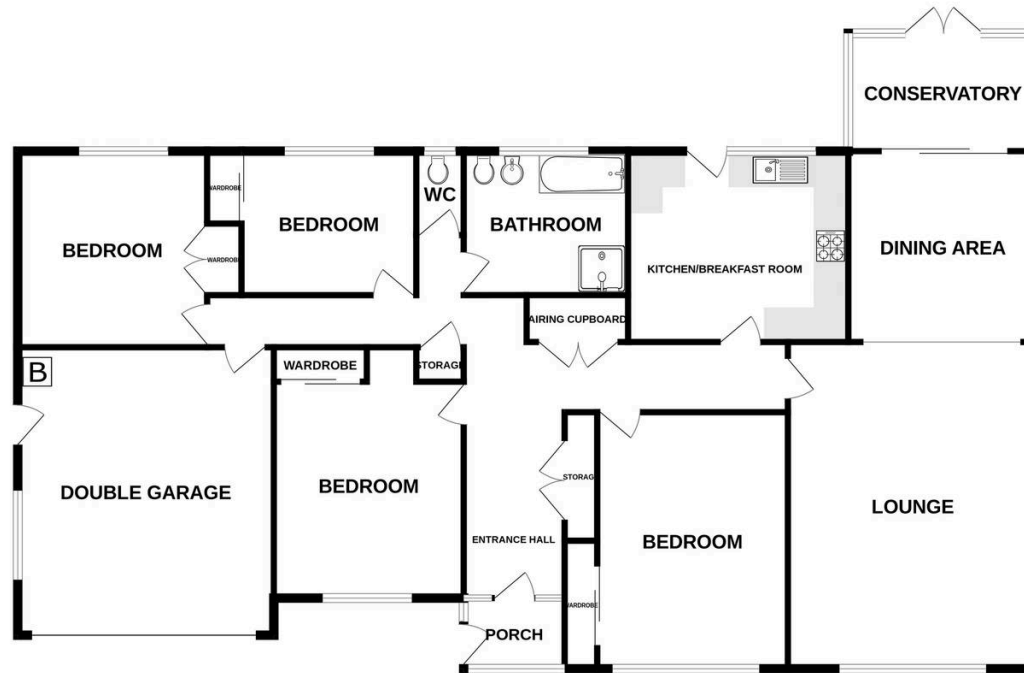
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
192.9 sq.m. (2076 sq.ft.) approx.



34 VICTORIA AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 192.9 sq.m. (2076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Carruthers and Luck Sales and Lettings

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