

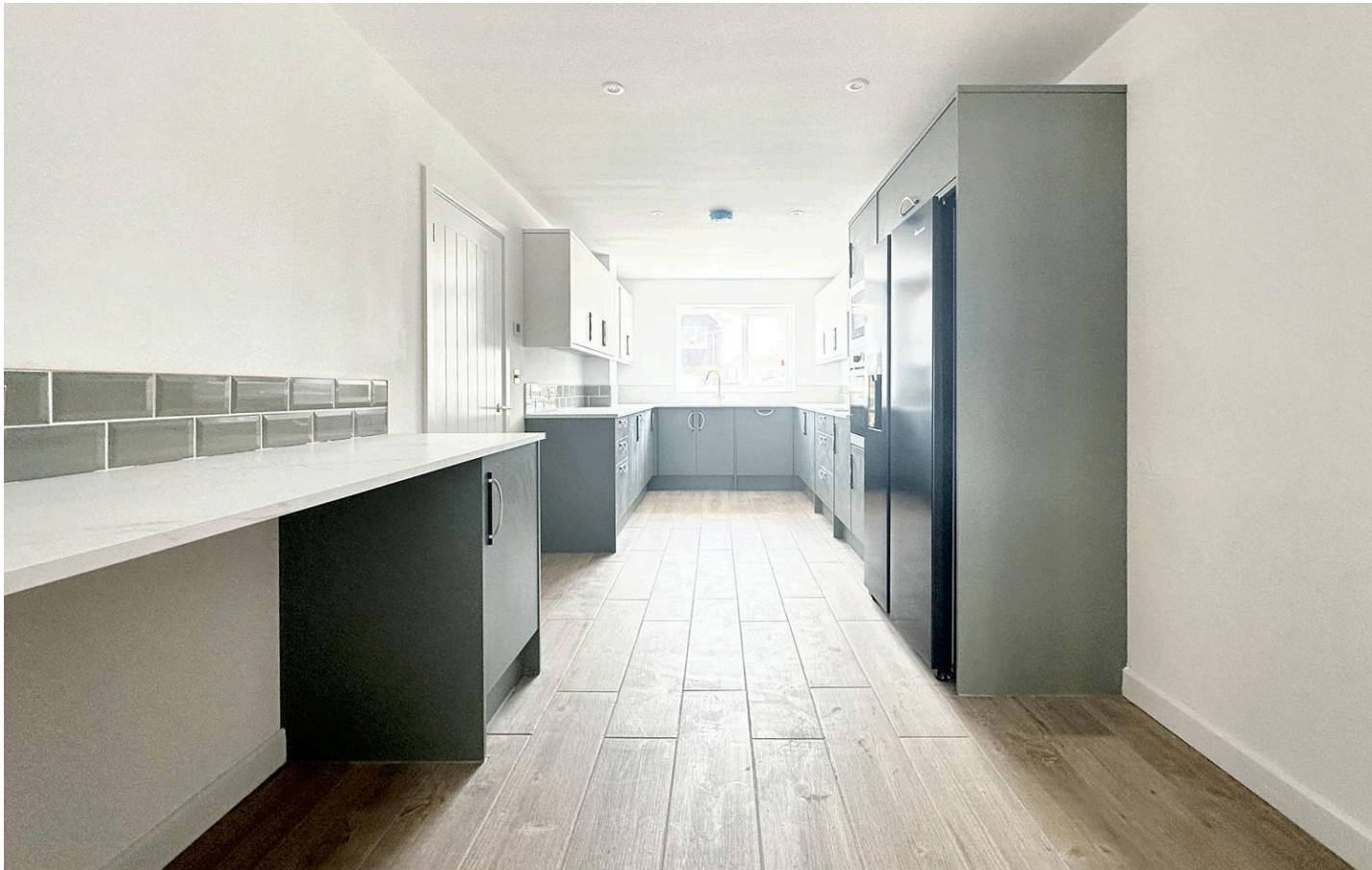


**24b Steyning Avenue, Peacehaven, BN10 8HN**

Guide Price £450,000 – £475,000

**CarruthersandLuck**  
SalesandLettings





## 24b Steyning Avenue

### Peacehaven

This outstanding brand new 4-bedroom semi-detached house offers a thoughtfully designed layout ideal for modern living. The property boasts 4 double bedrooms plus a study, all conveniently located on the first floor. The highlight of the home is the bespoke 22' kitchen complete with integrated appliances, perfect for culinary enthusiasts. The 19' square lounge seamlessly opens onto the west-facing fully stocked garden, creating a harmonious indoor-outdoor living experience. For added convenience, the ground floor features a WC a utility room and a useful entrance porch with space for coats etc, enhancing the functionality of the space.

With energy-efficient features including a heat pump and part underfloor heating, this home is not only stylish but also cost-effective to run. The property also benefits from a block-paved driveway with an electric vehicle charge point, catering to modern eco-conscious lifestyles. Situated in a central location close to the seafront, buses, shops, and schools, this home offers the perfect blend of comfort and convenience for families or professionals alike.





# 24b Steyning Avenue

## Peacehaven

Externally, the property features a new brick paved driveway and a gated side path to the west facing rear garden that offers ample space for outdoor entertaining or relaxation, making it an ideal spot for summer gatherings. The garden has been extensively landscaped with a new lawn, paved patio and newly planted yet established trees and shrubs.

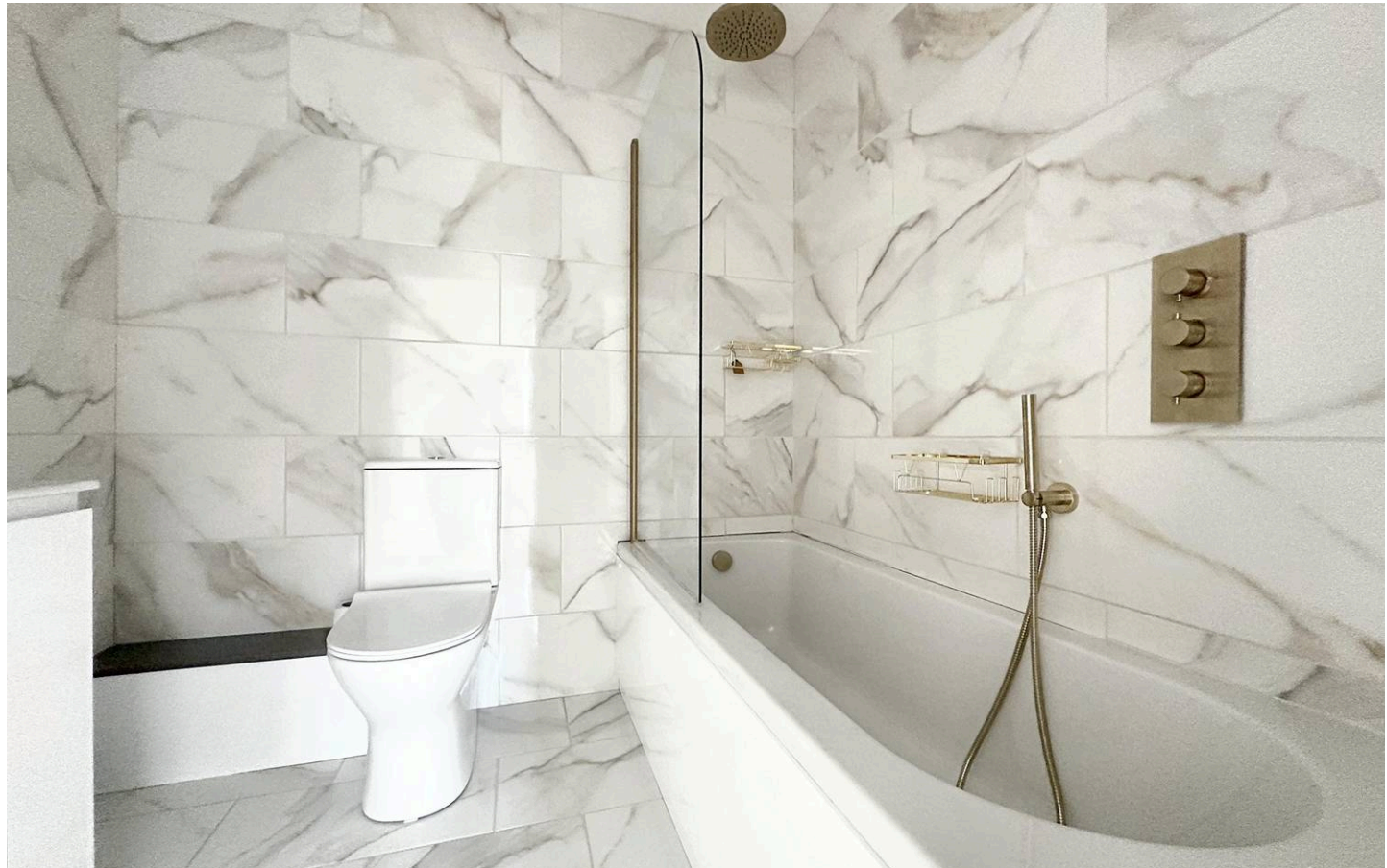
A particular feature of the house is its convenient location, being just a few yards from the seafront with its varied shops, cafes and restaurants and excellent bus service to Brighton City Centre. The house is also centrally located for schools being in the catchment for the secondary school.

Naturally being brand new the house carried a 10 year build warranty and is offered for sale with no chain.

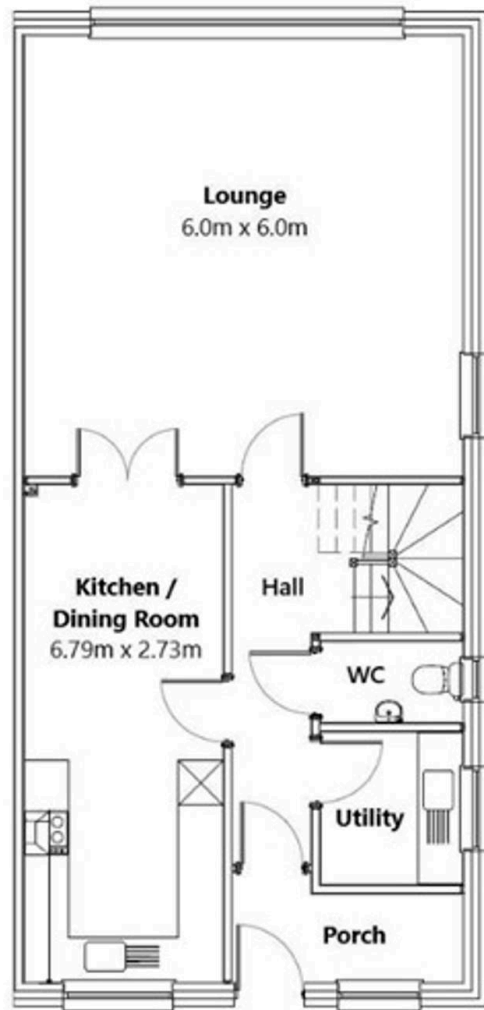
Council Tax band: C

Tenure: Freehold

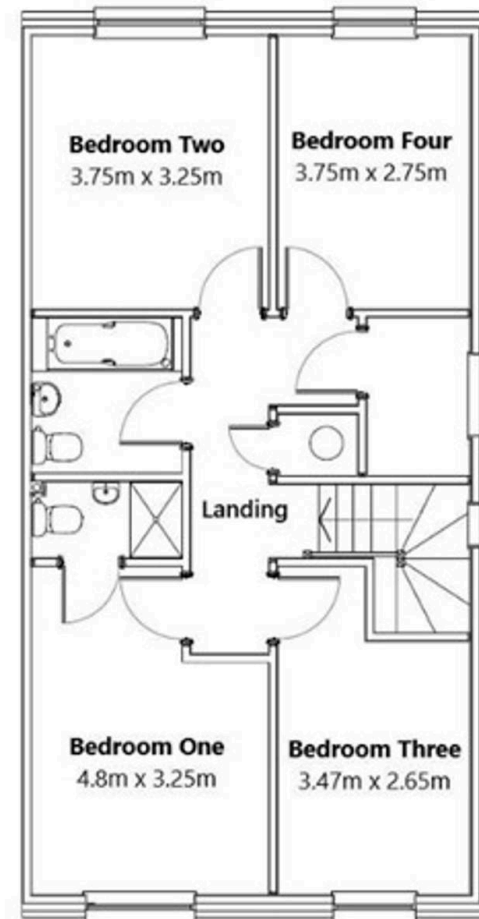
EPC Energy Efficiency Rating: D



**Ground Floor**



**First Floor**



## Carruthers and Luck Sales and Lettings

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

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://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