

3  
BED

# Cliff Top Location with Stunning Views

4, The Promenade, Peacehaven, BN10 8QF



Price £475,000

Freehold

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#### 4 The Promenade, BN10 8QF

Approximate Gross Internal Floor Area = 82.6 sq m / 890 sq ft

Garage Area = 13.2 sq m / 143 sq ft

Total Area = 95.8 sq m / 1033 sq ft

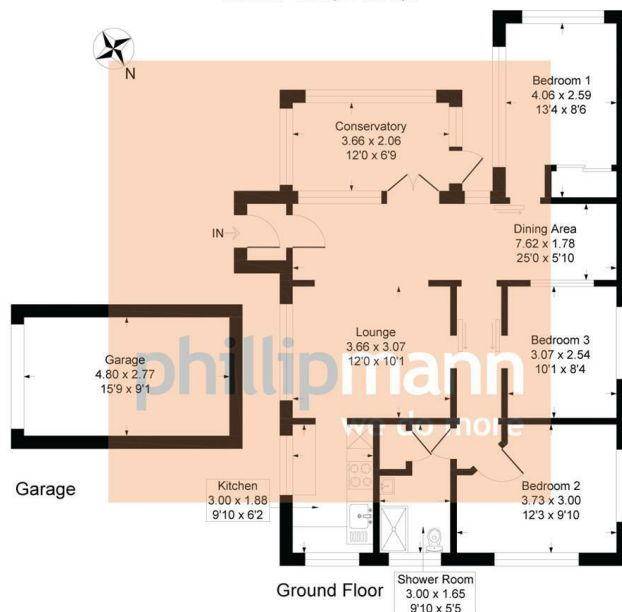


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillipmann Estate agents are delighted to offer for sale this older style bungalow located on one of the most prominent plots along the The Promenade offering a priceless outlook. Located on the iconic Peacehaven cliff top you will be able to experience a continually changing seascape alongside stunning coastal walks whilst still being very well connected for road links to Brighton and beyond.

In the same tenure for 45 years and now offered with no chain, the property requires modernisation and could be a fantastic project for those who want to take advantage of the uninterrupted views. At 40 metres in length, the generous plot offers scope for substantial improvement and even space to create your dream property (subject to consents).

Currently in situ, as you approach the property, benefits include a garage and driveway providing off road parking. A useful entrance porch leads into the spacious main living accommodation comprising lounge with dining area. Having been extended over the years, a front sun room conservatory features to take advantage of the view coupled with bedroom one being a double with inset wardrobes. Two further bedrooms feature within the bungalow, both doubles as well as a two year-old refitted wet room. The kitchen currently has a double aspect to rear with wall mounted boiler, inset sink drainer, units and tiled walls. The garden has evidently been the pride and joy over the years. Well stocked borders with a variety of shrubs feature throughout with its large lawn covering

Subject to all necessary consents, do not miss this rare opportunity to acquire this property to make your dream coastal move a reality.



EPC - D

Council Tax Band - D

moreinfo...



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