



Cripps Avenue, BN10  
Asking Price £350,000

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Cripps Avenue, BN10

3 Bedrooms | 1 Bathroom | 1 Living Room  
821Sq Ft | Large west facing rear garden | Driveway

Set in the heart of Peacehaven, close to the green and rolling hills of the South Downs National Park, this sweet semi-detached bungalow is brimming with potential to add considerable value in an area where planning permissions are easier to come by. As it stands, it has three double bedrooms and an east to west aspect, culminating in a charming rear garden which catches the last of the summer sunshine. There is parking to the front for one car on the drive, but its free on the street also.

Entering to the side of the building, a long corridor links all the rooms with two double bedrooms to the front of the house, a third to the rear and the main reception room leading out to the garden via a wall of sliding glass patio doors. This becomes a wonderful summer extension of the home, more than doubling the entertaining space as the weather warms. A generous size, there is ample room for formal dining in the living room alongside relaxation on homely sofas and armchairs. With a neutral décor of white walls and grey carpet, it is a blank canvas for new owners.

Nearby, the kitchen is well-designed for the space with plumbing for both a washing machine and a dishwasher alongside a breakfast bar and other integrated appliances. While modern and fully functional, it would be worth investing in modernisation, particularly if looking to extend and rearrange the space.

The bedrooms to the front are larger, with the principal room benefitting from built-in wardrobes to maximise the space. Bedrooms two and three will house small double beds, and all have double glazed windows for added warmth and quiet (although this is a particularly peaceful street anyway). They share use of one bathroom which has a shower over the bath.

It is the potential which will really excite prospective new buyers. Neighbours have set a precedence for extension both up and out, adding valuable floor space and value. The garden is sizable so an extension would not reduce the space unreasonably....it's all worth thinking about.





## LOCATION GUIDE

### Vendor's Comments:

"We love how peaceful it is here with the Downs and the beach on your doorstep. You have plenty of amenities and a vibrant community here in Peacehaven, but if you want more, you can hop on the bus and be in Brighton in 20 minutes."

### Education:

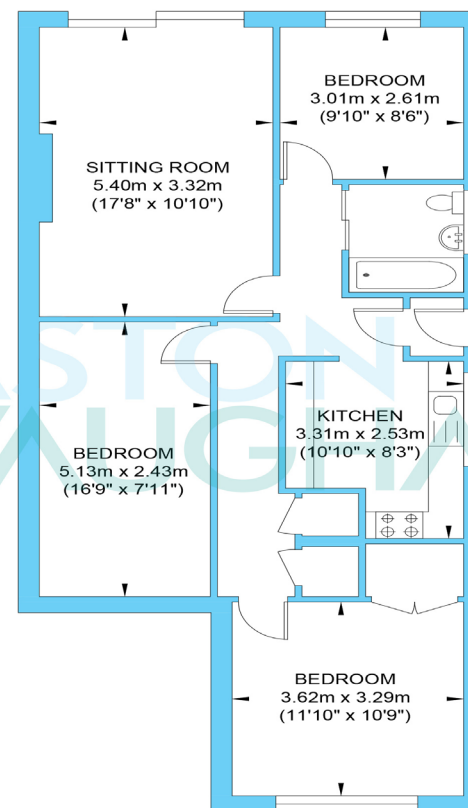
Primary: Meridian Community OFSTED 'Good'

Secondary: Peacehaven Community School OFSTED 'Good', Cardinal Newman RC

Private: Roedean, Brighton College

Peacehaven is a leafy coastal suburb on the outskirts of the city. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and versatile bungalow allows you to enjoy the coast and the countryside in equal measure. On the doorstep of Brighton & Hove's city centre, with easy access to Gatwick and London over Falmer Road to the A27/A23, this is also a great location for those needing to travel further afield.

## Cripps Avenue



Ground Floor  
Approximate Floor Area  
821.71 sq ft  
(76.34 sq m)