



# Malines Avenue, Peacehaven

Offers in excess of £450,000



## Property highlights

- Beautifully extended and fully renovated four-bedroom family home
- Quiet residential road just moments from Howard Park and the coastal path
- Excellent transport links to Brighton, Newhaven, and beyond
- Versatile ground floor layout with two reception rooms
- Modern kitchen with breakfast bar
- Spacious living room with open fireplace
- Principal bedroom with garden views and clever built-in storage
- Two modern bathrooms with baths
- Landscaped west-facing garden
- Part-converted garage with utility room and wc





Located on a quiet road, a stones' throw from the coastal path, is this newly renovated four-bedroom family home. Immaculately presented and with a west-facing garden, it is a rare find.

#### The property

This newly completed four-bedroom home has been transformed from the modest bungalow that once stood in its place. The current owners have reimagined the space entirely, creating a modern and welcoming family home designed with both style and practicality in mind.

At the front, a brick-paved driveway provides off-street parking, and the house blends in attractively with its neighbours thanks to a traditional brick frontage. But it's once you step inside that the full extent of the transformation becomes clear.

The front door is tucked to the side of the property and opens into a bright hallway, naturally lit by a skylight above. From here, the eye is drawn through to the kitchen which is a sleek and inviting space fitted with white gloss cabinets, wooden worktops, and plenty of storage. There are integrated stacked ovens and a gas hob, plus space for a freestanding dishwasher and tall fridge/freezer. A breakfast bar provides practical space for quick mealtimes or keeping the cook company.

Part of the original garage has been cleverly converted into a utility room, complete with ample cupboard space and plumbing for a washing machine and dryer. A handy WC is also located here, and a bi-folding door gives access to the remaining garage space which is also accessible via the front of the house.

To one side of the kitchen is a spacious living room with a large picture window overlooking the street. It's been finished in calming neutrals with a stylish wood-panelled feature wall behind the TV, and there's an open fireplace - perfect for cosy evenings by the fire during the colder months.

To the rear of the ground floor is a versatile layout of rooms: a bedroom currently used as a children's playroom, the principal bedroom which overlooks the garden and features clever built-in storage tucked neatly beneath the stairs, and an additional reception room ideal as a dining area or second sitting room. From here, sliding doors open directly onto the garden. Also on this level is a contemporary family bathroom with large marble-effect tiles and a bath with a shower over.

The west-facing garden has been beautifully landscaped to create a low-maintenance yet stylish outdoor space. It features two patio areas, an artificial grass section, and mature planting in well-kept beds. Modern fencing offers privacy, and a generous shed provides useful storage. It's a real sun trap, perfect for summer entertaining or unwinding at the end of the day.

Upstairs, the modern decor continues with two well-proportioned bedrooms and a second bathroom, also fitted with a bath and shower over.

#### Additional property information

Property type: Semi-detached chalet bungalow

Tenure: Freehold

Council tax band: C

Parking: Off street parking

Recent works include a full-width upper floor extension to the original bungalow, complete re-wiring, new plumbing throughout, replacement windows and doors, and updated flooring and decor throughout the home

#### The area

Tucked away on the peaceful and residential Malines Avenue, this home enjoys a fantastic location just a short stroll from both the sea and the green open space of Howard Park, located right at the end of the road. It's an ideal setting for families, dog walkers, and anyone who appreciates the balance of coastal living and community convenience.

Peacehaven itself is a charming coastal town situated just six miles east of Brighton, known for its calm atmosphere, wide skies, and expansive green spaces. Founded in 1916 by entrepreneur Charles Neville as a planned seaside retreat, Peacehaven was designed to offer residents a restful escape from the bustle of city life - a vision still felt in the town's friendly, laid-back character.

Today, Peacehaven blends its original charm with all the essentials of modern living. Local amenities include the Meridian Centre, a focal point for shopping, leisure, and community events, while the iconic Meridian Monument, marking the Greenwich Meridian Line, adds a unique historical touch to the coastline.

For outdoor lovers, the town is perfectly placed. Not only is the South Downs National Park just to the north, offering endless walking and cycling routes, but the clifftop coastal path just minutes from Malines Avenue serves up panoramic views of the English Channel - a daily reminder of the town's seaside appeal.

#### Schools

##### Local primary schools

- Peacehaven Heights Primary School (0.44 miles, 8 minutes on foot)
- Meridian Community Primary School (1.6 miles, 5 minutes by car)

##### Local secondary schools and sixth forms

- Peacehaven Community School (0.7 miles, 15 minutes on foot)
- Longhill High School (3.9 miles, 12 minutes by car)
- Varndean College (8.8 miles, 25 minutes by car)
- BHASVIC College (7.9 miles, 25 minutes by car)

#### Transport links

Malines Avenue is well connected for both local amenities and travel further afield. Brighton & Hove city centre is just an 18-minute drive west along the scenic A259 coast road, or easily reached by a regular bus service that runs from nearby roads — getting you into the city in around 40 minutes. For day-to-day shopping, historic Newhaven is just four miles away (a 12-minute drive), offering supermarkets, a shopping centre, and the fascinating Newhaven Fort and port.

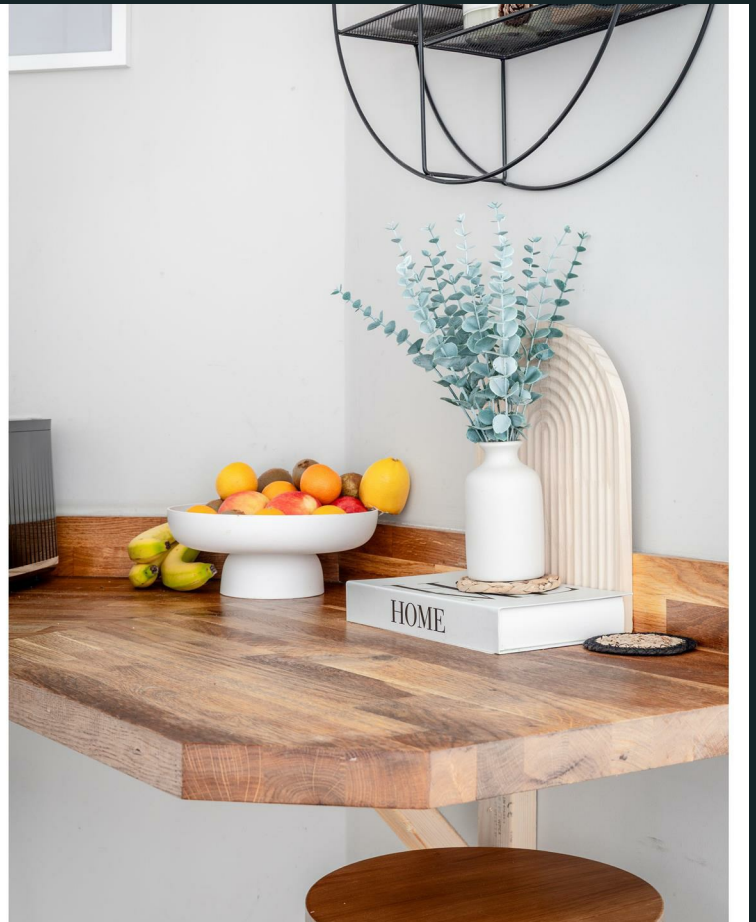
For those needing to travel further, the A27 is around 20 minutes by car, providing quick links east to Lewes and west to the A23 for connections to Crawley and London. Gatwick Airport is approximately 50 minutes away, while Heathrow can be reached in about an hour and a half, making this a convenient spot for commuters and travellers alike.



















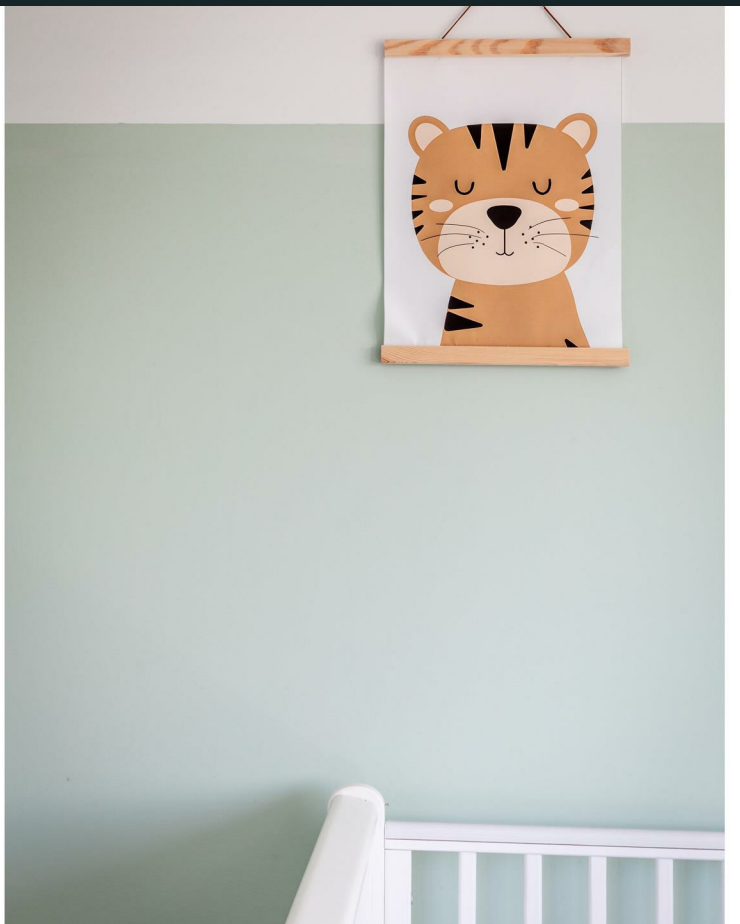
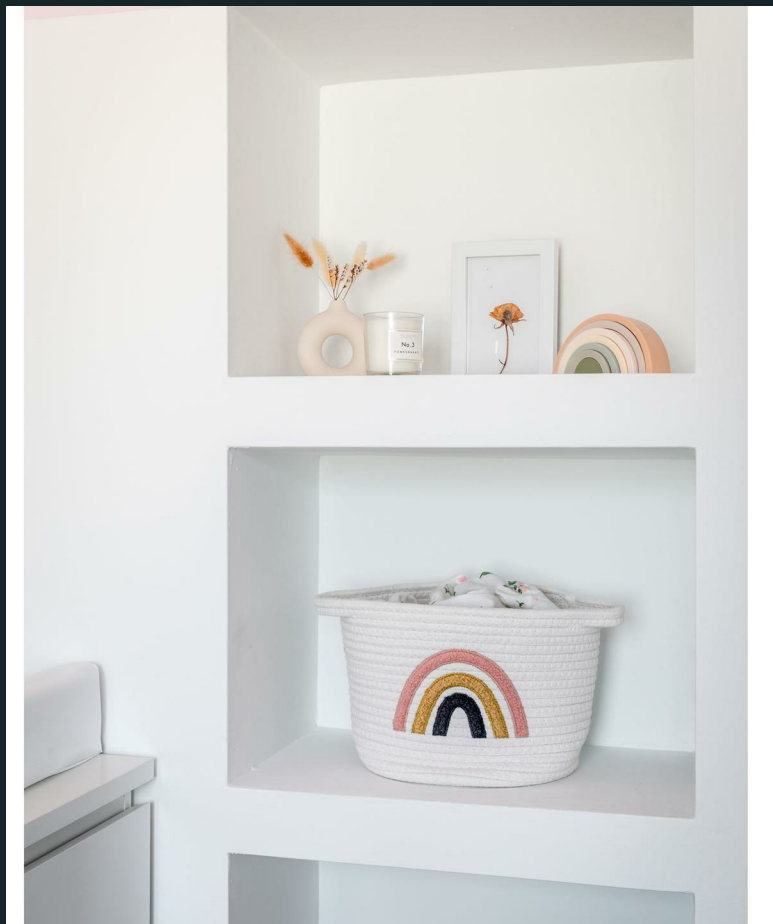








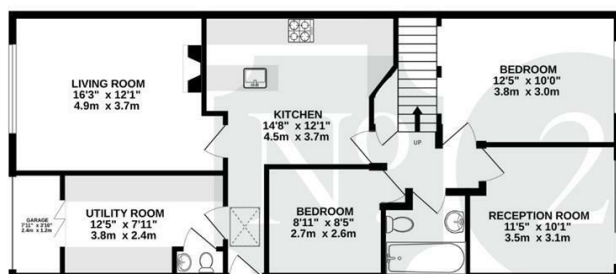




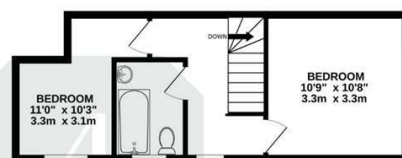




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 1238sq.ft. (115.0 sq.m.) 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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