

ELLIOTTS

4 Mayfield Avenue, Peacehaven, BN10 8PB

GUIDE PRICE £700,000 – £750,000





4 Mayfield Avenue, Peacehaven, BN10 8PB

Guide Price 700,000 - £750,000

Elliotts are delighted to offer for sale this stunning five double bedroom detached family chalet house extremely close to the promenade of Peacehaven. The house measures at 170 Sq.Mt/ 1837 Sq.Ft which has been fully modernised and converted by the current owners. The house benefits from five double bedrooms, two reception rooms, separate kitchen, off road parking for five cars, two bathrooms and a good size west facing garden with an outhouse that has power and light. This is located within walking distance to Peacehaven town centre.



- Five Bedroom Detached Family Home
- West Facing Garden
- Two Reception Rooms
- Ground Floor Master Bedroom and Bathroom/ WC
- Separate Kitchen
- 170 Sq.Mt / 1837 Sq.Ft
- Ample Off Road Parking
- South of the Coast Road
- Outbuilding in Garden with Power/ Light
- Walking Distance to Peacehaven Town Centre



Immediately warm and welcoming, you are greeted into a generous entrance hall, where natural light streams in through a tall window within the double height stairwell. From here the scale of the house becomes apparent, and it is clear this is a comfortable and beautifully maintained home.

The current owners purchased this as a chalet bungalow and have created a dormer, four bedrooms and a bathroom at the top of the house during their time owning the property. This allowed for two main reception rooms on the ground floor; both with a southerly aspect, bringing in light from the coast throughout the day. Dual aspect, the living room also faces east with a wide bay window enjoying an open orientation, and from here you can see the sea beyond the upper cliff walk. These are sizable rooms which could have a plethora of uses, and while they are ideal for relaxing and formal dining, they would also make ideal work rooms or play rooms depending on need. Luxury wallpapers add glamour and style to each space and have been paired with more neutral tones to suit all types of furnishing.

Nearby, the kitchen is immaculate and has ample storage for any family in white gloss units. Within these, space has been left for an under counter fridge, freezer and a washing machine, while the oven and gas hob have been integrated. You can access the garden from here or from the dining room which is ideal when dining alfresco during the summer months.

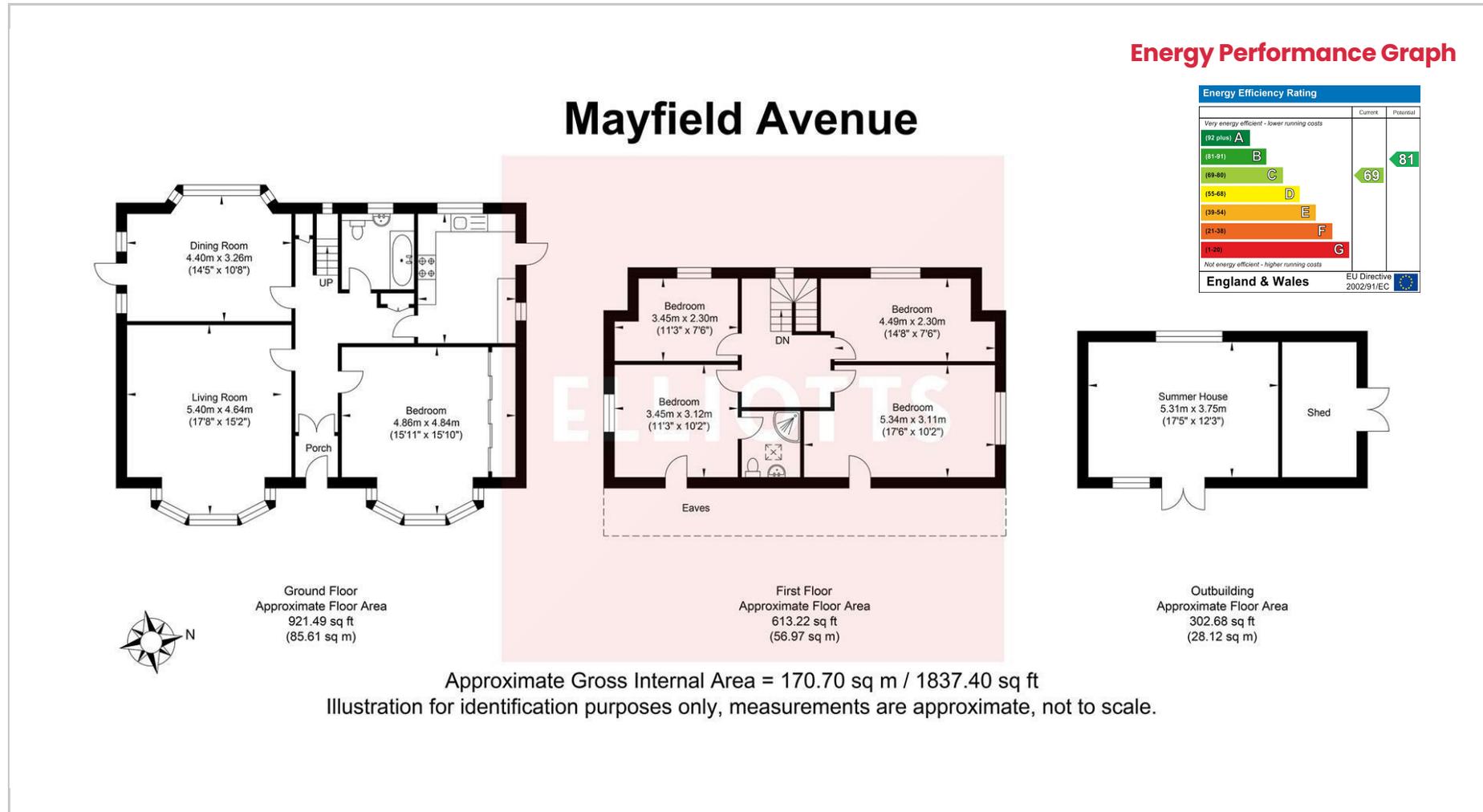
Set predominantly to lawn, the garden is not overlooked, and being west facing but open to the south, it receives an incredible amount of sunshine right through the day. The borders are neat, allowing plenty of space for a kitchen garden for the green-fingered, but the main event out here has to be the incredible bar/wood cabin which has been set up for parties and comes complete with heating, lighting and a bar area with optics. South facing double glazed windows and heating ensure it is warm enough for use all year round, so it has also been used as a guest bedroom, and with a high vaulted ceiling it feels even more spacious. The end section of the cabin is reserved for storage at present, but it would be possible to create a bathroom and kitchen in this space which gives the new owners potential for additional income through holiday letting, or for use as a separate annexe for family members.



Returning inside, the master bedroom is also on the ground floor; facing east so a glorious light streams in during the morning. A full wall of mirrored wardrobes bounces the light around further, and should you require an en suite, the plumbing and a window are in place within the wardrobes in the easterly wall. For now, the family bathroom is just across the hall with a deep bath and shower over it, Terrazzo style floor tiles and a modern vanity unit below the basin.



Floorplan



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL

Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk