



Lincoln Avenue, Peacehaven, BN10 7HL
Asking Price £575,000

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Attractive detached house with three bedrooms and three reception rooms in Peacehaven. Moments from the seafront, this property offers great potential for customisation and enjoys stunning views.

Are you on the lookout for a charming detached house in a fantastic location? Look no further! We present this fabulous three-bedroom property, situated on the preferred south side of the coast road in Peacehaven, just moments away from the beautiful seafront.

Upon entering through the front door, you will step into a welcoming porch that leads to a hallway, ideal for storing coats and shoes. The ground floor boasts a dual-aspect lounge bathed in natural light, thanks to the south-facing window and bay window overlooking the delightful front garden. The wood burning stove adds a cosy touch and creates a warm ambiance during colder evenings. Additionally, there is a convenient cloakroom located on this level.

Continuing on the ground floor, you will find a dining room featuring a south-facing bay window and a charming feature fireplace, perfect for hosting intimate dinner parties or enjoying family meals. Adjacent to the kitchen, there is a conservatory-style sunroom adorned with windows that overlook the rear garden, creating a picturesque setting. The French doors in the sunroom open onto an elevated decked terrace, providing an excellent space for outdoor relaxation or al fresco dining. The kitchen is equipped with modern amenities and offers a stable door to access the garden

Moving up to the first floor, a landing area greets you with light and leads to three bedrooms. Each bedroom boasts lovely views of the sea, allowing you to wake up to a serene and picturesque setting every morning. A tiled shower room with a frosted glass window completes the first floor.

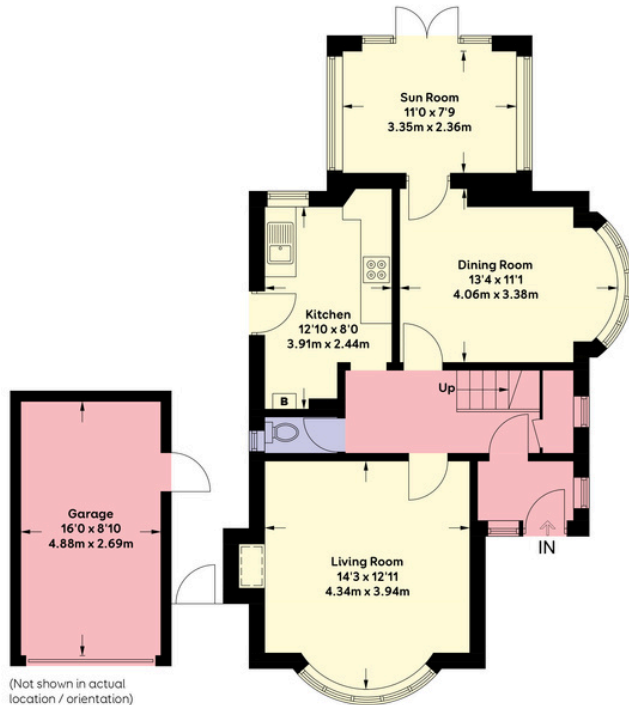
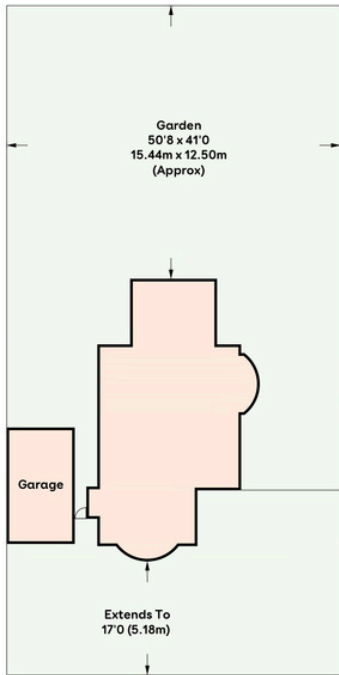
This property presents the perfect opportunity for modernisation, allowing you to transform it into your dream home. With a lawned front garden and a driveway providing off-street parking, convenience is at your fingertips. The additional garage offers further storage space or the potential for conversion, subject to obtaining the necessary permissions.

The wrap-around rear garden is a true gem, featuring a raised decked area that invites you to bask in the sun's warmth and a sunny aspect lawned garden perfect for outdoor activities or creating a picturesque oasis. The presence of a peaceful pond adds a touch of tranquillity to the surroundings.

Peacehaven offers an array of amenities all within walking distance, including shops, pubs, cafes, and restaurants, ensuring that your daily needs are catered for. The coastal walks in the vicinity let you soak in the breath taking views of the coastline and indulge in the fresh sea air. Excellent transport links and bus routes make commuting hassle-free, providing easy access to nearby towns and cities.

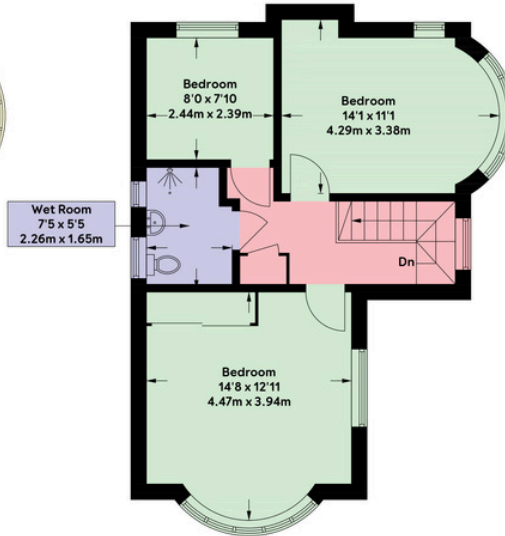
With a generous space measuring approximately 1149 square feet/107 square meters, this property offers ample room for you to create your perfect property. Plus, the double-glazed windows and presence of solar panels contribute to energy efficiency, reducing your carbon footprint and lowering energy bills.





Garage
142 sq Ft / 13.2 sq m

Ground Floor
646 sq Ft / 60.0 sq m



First Floor
503 sq ft / 46.7 sq m

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE) = **1149 sqft / 106.7 sqm**
 APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE) = **1291 sqft / 119.9 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 G
39-54	E		
21-38	F		
1-20	G		



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