



£725,000 offers in excess of
23 Outlook Avenue, Peacehaven, East Sussex, BN10 8XE

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Overview...

A great opportunity to purchase this well presented 5 Double Bedroom property boasting over 2,400 sq ft of living accommodation.

The Detached home features impressive views over neighbouring paddocks and of the sea beyond.

Inside there is a wonderful Kitchen Breakfast Room with sky lantern, a 30 ft Sitting/Dining Room, a Study, a Utility, ground floor Cloakroom and a Ground Bedroom with EnSuite Bathroom and Walk in Wardrobe.

Upstairs there are 4 further Double Bedrooms each with far reaching views and a wonderful Family Bathroom.

The garden is of a generous size and features a number of Outbuildings, including a Shed, Summer House with further potential and a sizeable Garage.

The property features flexible and adaptable accommodation, even providing for annexe accommodation if desired with minor alterations being required.



The property...

ACCOMMODATION

Entrance Porch- Dual aspect room with tiled floor and useful cloaks cupboards. Door to;

Entrance Hall- A generous entrance hall with painted panelled doors to principal rooms. Fitted cupboard and double width arch to;

Sitting/Dining Room- Measuring an impressive 30'04 x 16'10 the dual aspect room boasts a pretty stone built fireplace and enjoys views over the garden and double doors with floor to ceiling windows either side, provide the access.

Kitchen/Breakfast Room- Modern fitted kitchen finished in a stunning deep gloss purple and complimented by gloss cream cupboards. The kitchen incorporates an island with breakfast bar into the design. The dual aspect room enjoys views over the rear garden and features an impressive roof light flooding the room with natural light. Double doors to garden.

Utility- A useful Utility Cupboard with space and plumbing for appliances.

Ground Floor Study- A generously sized Study with window to the front.

Ground Floor Cloakroom- Modern suite comprising of wc and wash hand basin set into a vanity unit.

Ground Floor Bedroom- A good size double bedroom with views over the garden and boasting an enviable walk in wardrobe. Door to;

EnSuite Bathroom- A modern suite comprising of a bath with shower over and folding glass screen door. Wc and wash hand basin set into a vanity unit. Tiled surrounds and window to the side.





Property and Outside...

First Floor Landing- Painted panelled doors to principal rooms. Two linen cupboards. Views over the rear garden.

Bedroom 2- A dual aspect double bedroom with enviable views over the surrounding paddocks, but also of the sea.

Bedroom 3- Another dual aspect double bedroom with enviable views over the surrounding paddocks, but also of the sea.

Bedroom 4- A generous double bedroom with enviable views over the surrounding paddocks, and the sea.

Bedroom 5- A comfortable double bedroom with enviable views over the surrounding paddocks, and the sea.

Bathroom- A generously sized bathroom suite comprising of a bath with hand held shower attachment, separate spacious shower enclosure with fixed glass screen, wc and wash hand basin set into a vanity unit. Polished tiled floor and modern tiled walls with pattern inset. Windows to the rear.



Outside and Location...



Driveway- An extensive block-paved driveway.

Garage- A substantial detached garage measuring 25'6 x 15'4. Power points and light. Windows to rear and side and pedestrian door to rear garden.

Garden- A pretty well kept garden of a generous size. The garden is noticeably private and is mostly laid to lawn with mature and established plants and trees primarily to the borders. There is a useful **Garden Shed** with power and light and a wonderful **Summer House** with bi-fold doors and power and light. The summer house offers much more potential to become a Studio or Home Office if desired.

Outlook Avenue is a private road comprising of just a handful of detached residences and equine paddocks. A Mainline Railway Station is just 1.5 miles away at Newhaven.

Peacehaven is a bustling coastal town with an array of shops, restaurants public houses, eateries, leisure centre with gym and a supermarket. The town offers a choice of popular primary and secondary schools and provides some stunning coastal walks along the cliff but also the under cliff walk at Friars Bay known for its fossil finds. The town supports a number of sports clubs and benefits from an excellent bus service to Brighton and the surrounding area.

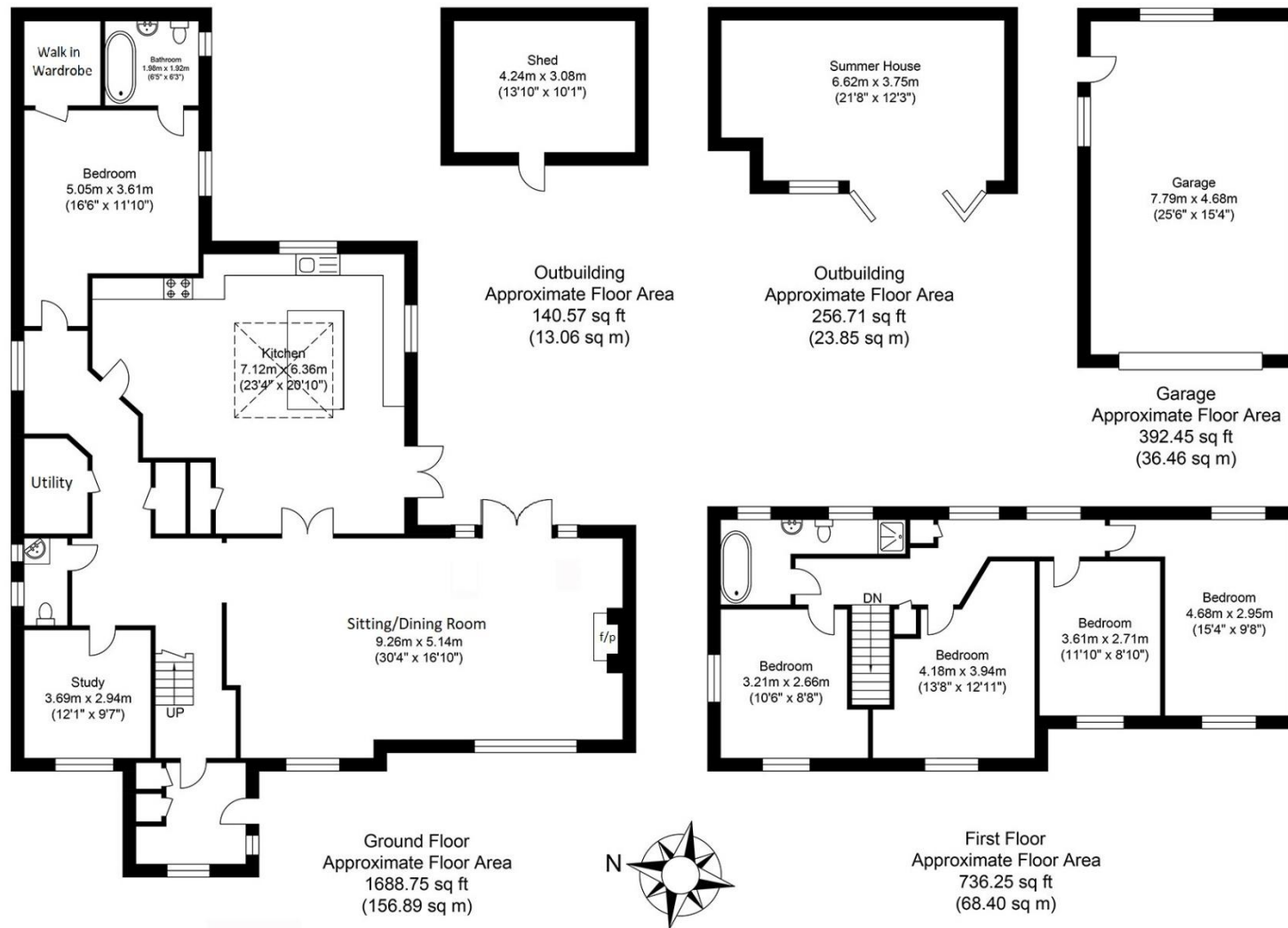
Brighton is just 4 miles West of Peacehaven and offers all that you can wish from a vibrant city including theatres, cinemas, some enviable restaurants, the infamous pier and beach. Brighton is also home to Brighton and Hove Albion, and an excellent choice of higher education.

Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - D Council Tax Band - E





Approximate Gross Internal Area (Excluding Garage / Outbuildings) = 225.29 sq m / 2425.0 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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