



## 45 DOWNS WALK PEACEHAVEN, BN10 7UD

£700,000  
FREEHOLD

Guide Price £700,000 - £750,000. Fantastic detached house finished to an extremely high specification on this impressive new build plot.

Both houses benefit from bright and spacious rooms comprising; four double bedrooms, family bathroom, en-suite shower room, cloakroom, luxury kitchen breakfast room and superb lounge diner complete with bi folding doors overlooking the delightful west facing rear garden. To the front there is a hardstand providing off street parking for multiple cars and access to the integral garage with electric up and over door. Additional features include solar panels, air source heat pump, under floor heating and electric vehicle charging point.

This sought after location, moments from open fields and countryside walks offers easy access to local amenities, popular schools and shops. There are bus services passing nearby providing regular access to surrounding areas including Brighton City Centre.

Call for more information and to book in for the open day.

\*Please note some of this property's images have been edited to include virtual furnishings\*

# Nicholas James

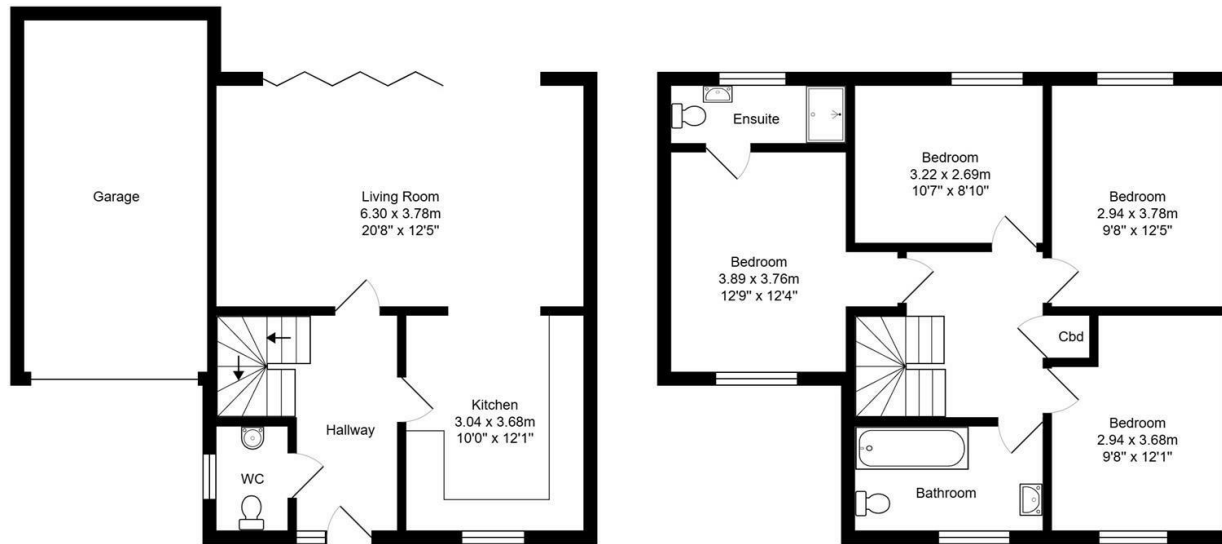
SALES LETTINGS AUCTIONS











Downswalk  
 Total Area: 131.3 m<sup>2</sup> ... 1414 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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