

23 Balcombe Road, Peacehaven, BN10 7RE

Asking Price £450,000

Council Tax Band: D



This chalet style FAMILY HOME is located in an EXTREMELY CENTRAL LOCATION and as such is close to local schools, Meridian shopping centre and bus routes to Brighton and beyond. The property boasts GENEROUS living space and also offers NO CHAIN. On approach, you will note off road parking which leads to the integral garage. A sliding door then opens into a large entrance porch. From here a further door draws you into the extremely spacious entrance hall where you will find access to all principle rooms alongside a staircase which rises to the first floor. Positioned to the rear is the large lounge and separate dining room which are both south facing and as such are light and bright. Close by you will find the newly fitted kitchen which needs completing but does offer recently fitted cupboards, drawers and work surfaces alongside a bosh cooker, hob and extractor, brand new fridge freezer plus additional brand new appliances. A door from here offers access to a side conservatory, which can also be used as an additional utility room as this has also been to house a washing machine in previous times. There are two doors from here giving access to the front and another giving access to the Southerly facing rear garden. The bathroom has also been replaced with a modern suite and again just needs a finishing touch. Adjacent is a handy wc. Completing the ground floor are two very sizeable double bedrooms and the ground floor is fitted with underfloor heating. Upstairs will not disappoint, here you will find two extremely large bedrooms, one of which is accessed via an additional, very useful room, which can be used as a dressing area/ cot room or even a study, whilst the reminder has views across Peacehaven. Lastly, the rear garden faces south and has been laid to lawn with fenced boundaries and gated access to the front.



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