

107 Arundel Road, Peacehaven, East Sussex, BN10 8HE

Asking Price £425,000

Council Tax Band: C



This home offers the perfect balance of period style and modern flair. Shielded from the road by high fencing and mature shrubs is this absolutely charming 1930's detached bungalow which has been renovated to the highest of standards whilst retaining much character and period charm.

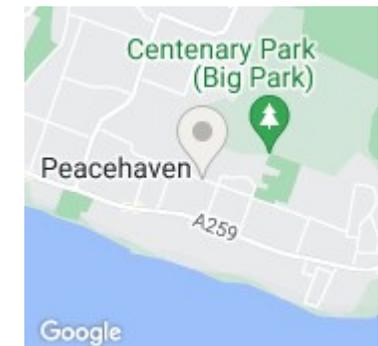
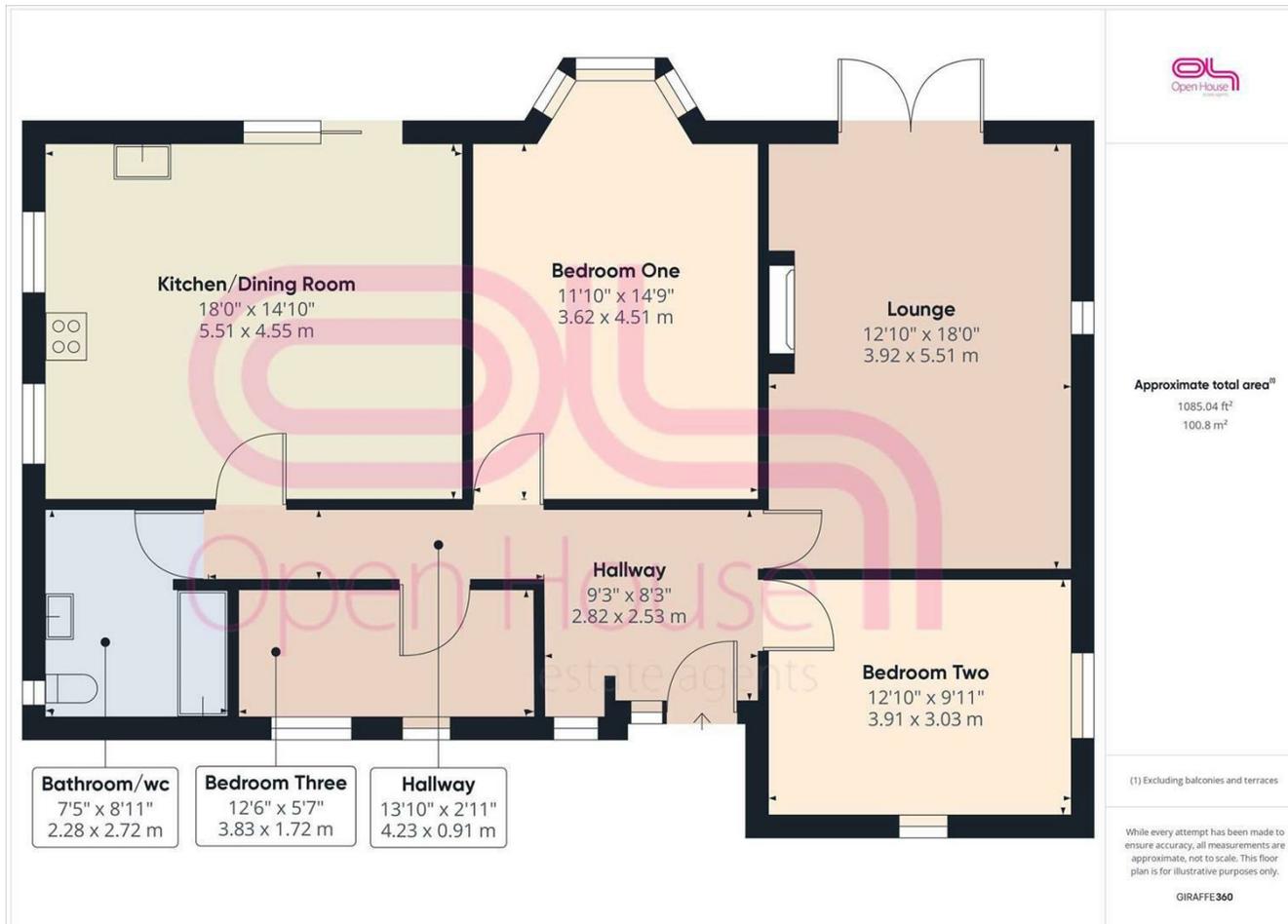
From the moment you cross the threshold you are greeted by white washed walls which contrast superbly alongside the stripped wooden floorboards. All rooms flow seamlessly from the central hallway and are divided into two loosely defined areas, living and sleeping. The spacious living accommodation is arranged to take full advantage of the southerly aspect, with all principle rooms having access to or overlooking the large, well established gardens. The large lounge is a tranquil space and features a log burner which takes centre stage and patio doors which open onto the superb rear garden. The refitted kitchen/dining room were originally two rooms which have now been reconfigured into a glorious space for the whole family to enjoy. Here you will find a very well planned kitchen with significant storage, work surfaces and appliance space. The dining area features patio doors which lead to the rear garden and provides more than enough space for a table and chairs and a sofa too if need be.

Two bedrooms are located to the front, these are screened by the previously mentioned high boundaries and shrubs which creates a feeling of privacy. The sizeable master bedroom faces the rear garden and features a bay window which frames the rear garden superbly. Completing the interior is the refitted bathroom/wc which comprises of a modern white suite with an enclosed panelled bath with a shower above, low level wc and a wash basin housed in a vanity unit.

Moving outside, the south facing rear garden contains countless mature trees, shrubs and plants and is eclectic in style. The high borders give complete seclusion from all neighbouring properties and create the impression that you are somewhere i



206 South Coast Road, Peacehaven, East
Sussex, BN10 8JP
01273 830 987
bnsales@localagent.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	