

Outlook Avenue, Peacehaven, BN10 8XE  
Asking Price £425,000



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**Council Tax Band: E**

This is an EXCEPTIONALLY rare opportunity to acquire this detached older style house which is situated in this semi rural location and affords magnificent views to the front over farmland and down to the English Channel and views over the South Downs to the rear. Although in need of updating and refurbishment, this delightful property has been a wonderful family home for many years and is now ready for a new owner to take this fantastic residence to a new level and create a bespoke home in an unrivalled location. The current accommodation comprises of three bedrooms, two reception rooms, kitchen/breakfast room, bathroom and a separate WC. To the rear is a well maintained level rear garden which is enclosed with shrubs and flower borders and to the front is a garage.

**Entrance Hallway**

**Kitchen**

8'8" x 10'4" (2.66 x 3.16)

**Living Room**

19'6" x 10'11" (5.96 x 3.33)

**Dining Room**

10'9" x 10'10" (3.30 x 3.31)

**Bedroom Two**

9'1" x 10'2" (2.79 x 3.11)

**Bedroom Three**

7'4" x 10'9" (2.26 x 3.30)

**Inner Lobby**

5'6" x 5'10" (1.69 x 1.79)

**Stairs To First Floor**

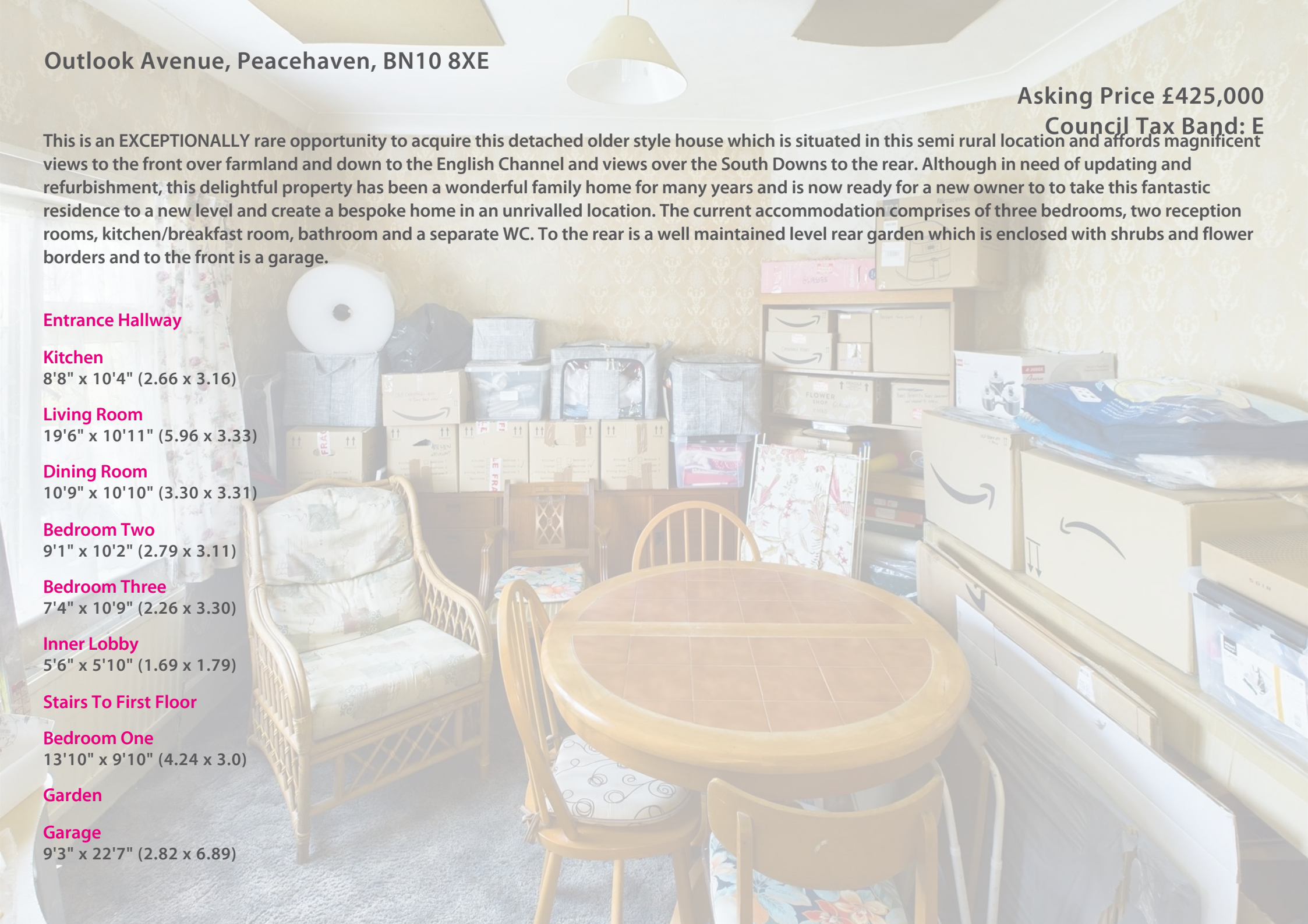
**Bedroom One**

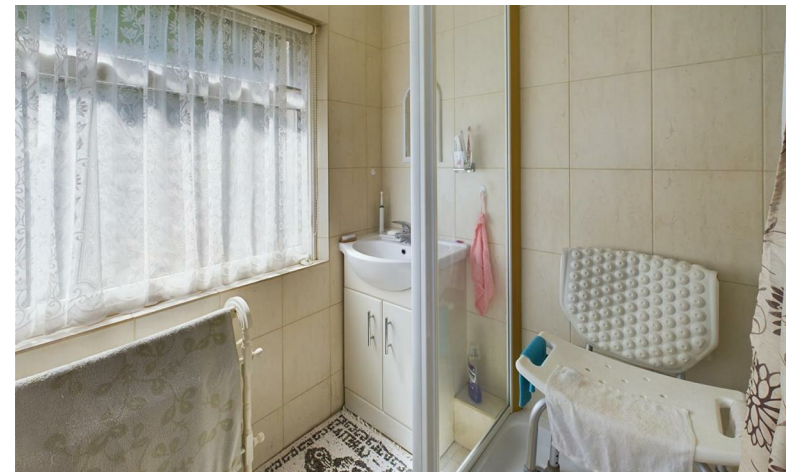
13'10" x 9'10" (4.24 x 3.0)

**Garden**

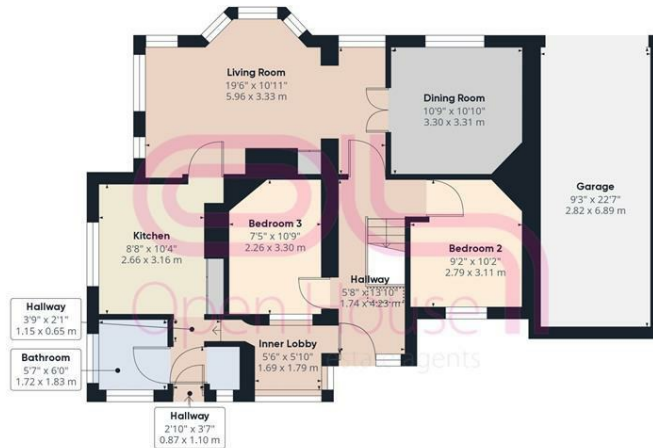
**Garage**

9'3" x 22'7" (2.82 x 6.89)





Open House BN Sales



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1174.53 ft<sup>2</sup>  
109.12 m<sup>2</sup>

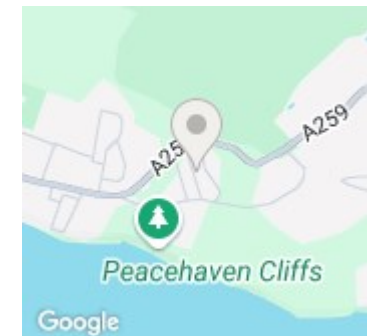
Reduced headroom  
12.17 ft<sup>2</sup>  
1.13 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>77</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>45</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 |           |