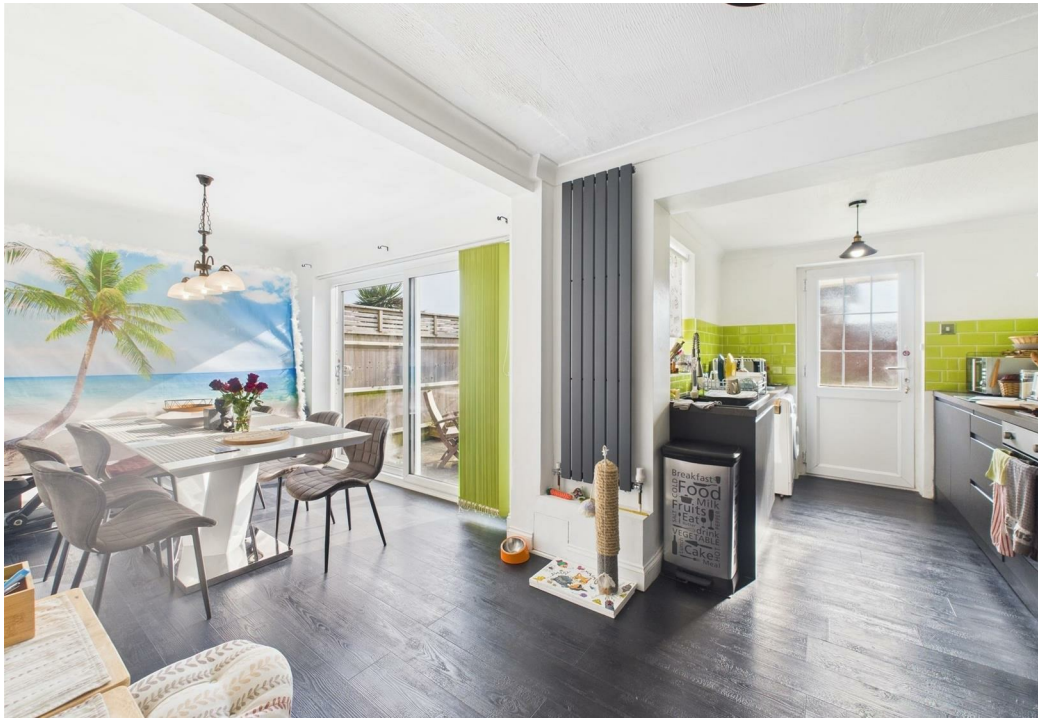


Firle Road, Peacehaven, BN10 8DB

Asking Price £400,000

Council Tax Band: C



This is a fantastic opportunity to acquire this SPACIOUS FAMILY home, situated in a FANTASTIC LOCATION. This property has been meticulously maintained by the current owners and is positioned just a stone's throw from local shops, schools and bus routes to Brighton and beyond.

On approach you will notice the private drive that offers ample off-road parking. The front door opens into the wide and welcoming entrance room, which provides plenty of space for a home office. A door from here provides access to the lounge where you will find plenty of space for your soft furnishings and associated furniture. Close by is the spacious, modern fitted kitchen/dining room which has plenty of matching units, work surfaces and appliance space. There is plenty of space for a good size table and chairs which is ideal for entertaining guests or a quiet family meal. South facing patio doors and a further door allow plenty of light in and grants access to the rear garden.

The first floor is comprised of three good size bedrooms, two of which offer recessed storage. Two are located to the front of the property and the third overlooking the rear. These are accompanied by a family bathroom/wc which consists of bath, separate shower, wash basin and WC.

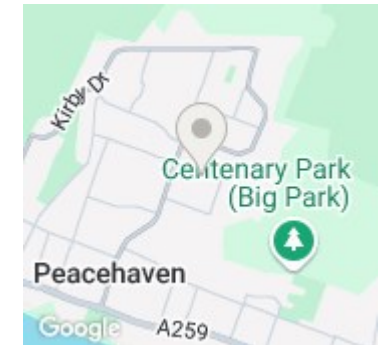
The southerly facing rear garden has a lovely patio as well as a lawn area alongside some mature shrubs. Finally, this property is being sold with no onward chain so moving could be quicker than you think!

Additionally, this plot has full planning permission for a two bedroom dwelling to be erected adjacent to the existing property. The property will comprise of a south facing lounge/dining room, fitted kitchen and ground floor shower room/wc. The first floor will consist of two bedrooms and a bathroom/wc. Externally there will be a south facing garden and off-road parking.

Copies of the plans are available in office or they can be found on Lewes district councils website with the planning application number - LW/20/0557



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	