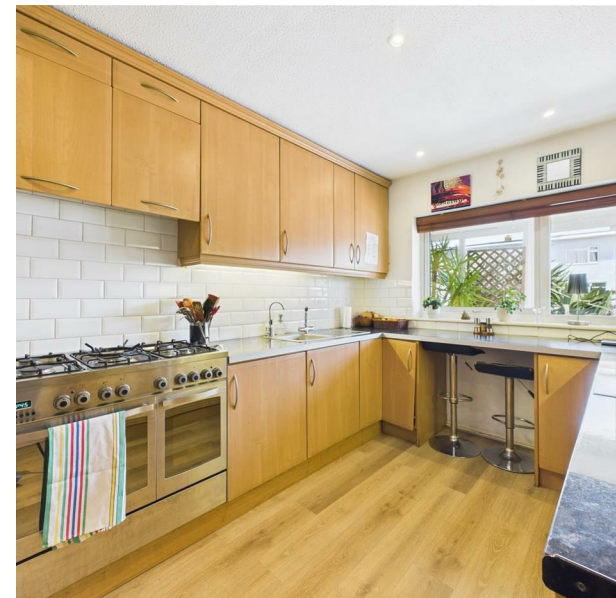


Steyning Avenue, Peacehaven, BN10 8LT  
Asking Price £429,950





**Steyning Avenue, Peacehaven, BN10 8LT**

**Asking Price £429,950**

**Council Tax Band: C**

Nestled in the highly SOUGHT-AFTER location of Steyning Avenue, Peacehaven, this GENEROUSLY sized mid-terrace house offers an EXCEPTIONAL living experience just moments from stunning CLIFF TOP WALKS along the coast. The property is well presented throughout, having been sympathetically extended to create substantial living space that is both functional and inviting.

Boasting two spacious reception rooms, this home is perfect for both entertaining guests and enjoying quiet family time. The property features three well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite shower for added convenience. The second bedroom includes a shower cubicle, while a separate family bathroom caters to the needs of the household.

The modern kitchen is designed with practicality in mind, providing ample space for appliances and ensuring that meal preparation is a delight. Additional features include an integral garage and a utility room, which enhance the overall functionality of the home. The well-presented rear garden offers a tranquil outdoor space, ideal for relaxation or family gatherings.

With parking available for multiple vehicles, this property is not only spacious but also convenient for those with multiple cars. The double glazing and gas heating ensure comfort throughout the year, making this home a perfect choice for families or those seeking a peaceful retreat by the coast.

In summary, this delightful property on Steyning Avenue is a rare find, combining modern living with a prime location. It is an ideal opportunity for anyone looking to enjoy the best of coastal living in a beautifully maintained home.

**Living/Dining Room**

19'1 x 16' (5.82m x 4.88m)

**Sun Room**

13'7 x 12'1 (4.14m x 3.68m)

**Kitchen**

12'8 x 8'7 (3.86m x 2.62m)

**Utility Room**

12'3 x 6' (3.73m x 1.83m)

**Bedroom One**

13'3 x 11'11 (4.04m x 3.63m)

**Ensuite Shower/wc**

**Bedroom Two**

13'10 x 10'11 (4.22m x 3.33m)

**Bedroom Three**

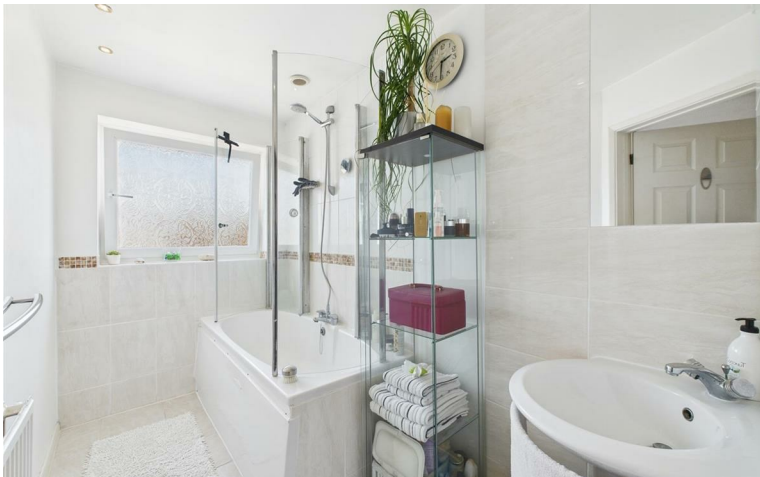
11'9 x 9'3 (3.58m x 2.82m)

**Bathroom**

**Garage**

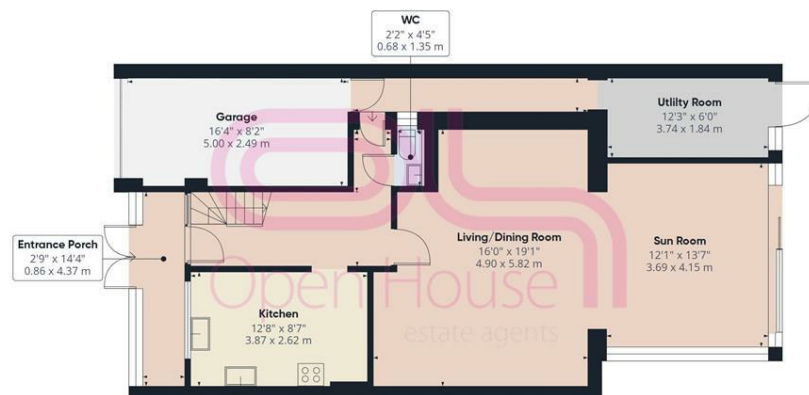
16'4 8'2 (4.98m 2.49m)



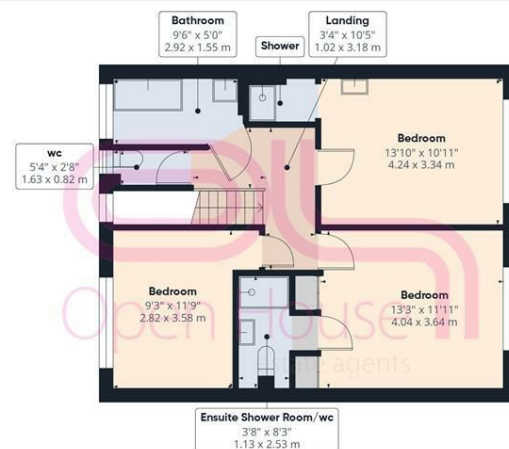




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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1591 ft<sup>2</sup>

147.8 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

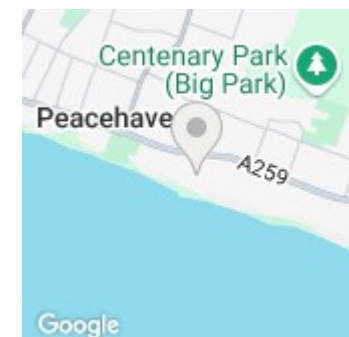
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>	75	83
EU Directive 2002/91/EC		