

Dorothy Avenue, Peacehaven, BN10 8HT
Asking Price £435,000



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Council Tax Band: D

This imposing five-bedroom family home offers a perfect blend of space, comfort, and convenience. Centrally located, it is ideally positioned for easy access to local schools, shops, and bus routes, making it a prime choice for families seeking a vibrant community.

Upon entering, you will find a beautifully redecorated interior that exudes a welcoming atmosphere. The ground floor features a spacious west-facing living and dining room, perfect for entertaining or enjoying family time. Adjacent to this is a delightful sunroom that invites natural light, creating a serene space to relax. A superb refitted kitchen boasts significant storage, work surfaces and some fitted appliances too. The ground floor also boasts a practical shower room and a versatile fifth bedroom, which can easily serve as a study or guest room, along with a handy storage room that was previously an integral garage.

As you ascend to the first floor, you will discover four generously sized double bedrooms, each offering ample space for personalisation. The family bathroom is well-appointed, and the master bedroom benefits from an ensuite shower, providing a private retreat for relaxation.

Outside, the property features a low-maintenance west facing rear garden, complete with artificial turf and a patio area, ideal for outdoor gatherings or quiet evenings. Lastly, the front of the house offers off-road parking for two vehicles, ensuring convenience for you and your guests.

This delightful home is perfect for those seeking a spacious and well-connected residence in the heart of Peacehaven. With its modern amenities and thoughtful design, it is ready to welcome its new owners. Don't miss the opportunity to make this wonderful property your own.

Living/Dining Room

19'6 x 14'6 (5.94m x 4.42m)

Kitchen

10'8 x 8'5 (3.25m x 2.57m)

Bedroom Five/Study

9'5 6'10 (2.87m 2.08m)

Storage Room

15'3 x 8'5 (4.65m x 2.57m)

Ground Floor Shower Room

Sun Room

9'4 x 7'7 (2.84m x 2.31m)

Bedroom One

12'1 x 10'10 (3.68m x 3.30m)

Ensuite

Bedroom Two

12' x 8'3 (3.66m x 2.51m)

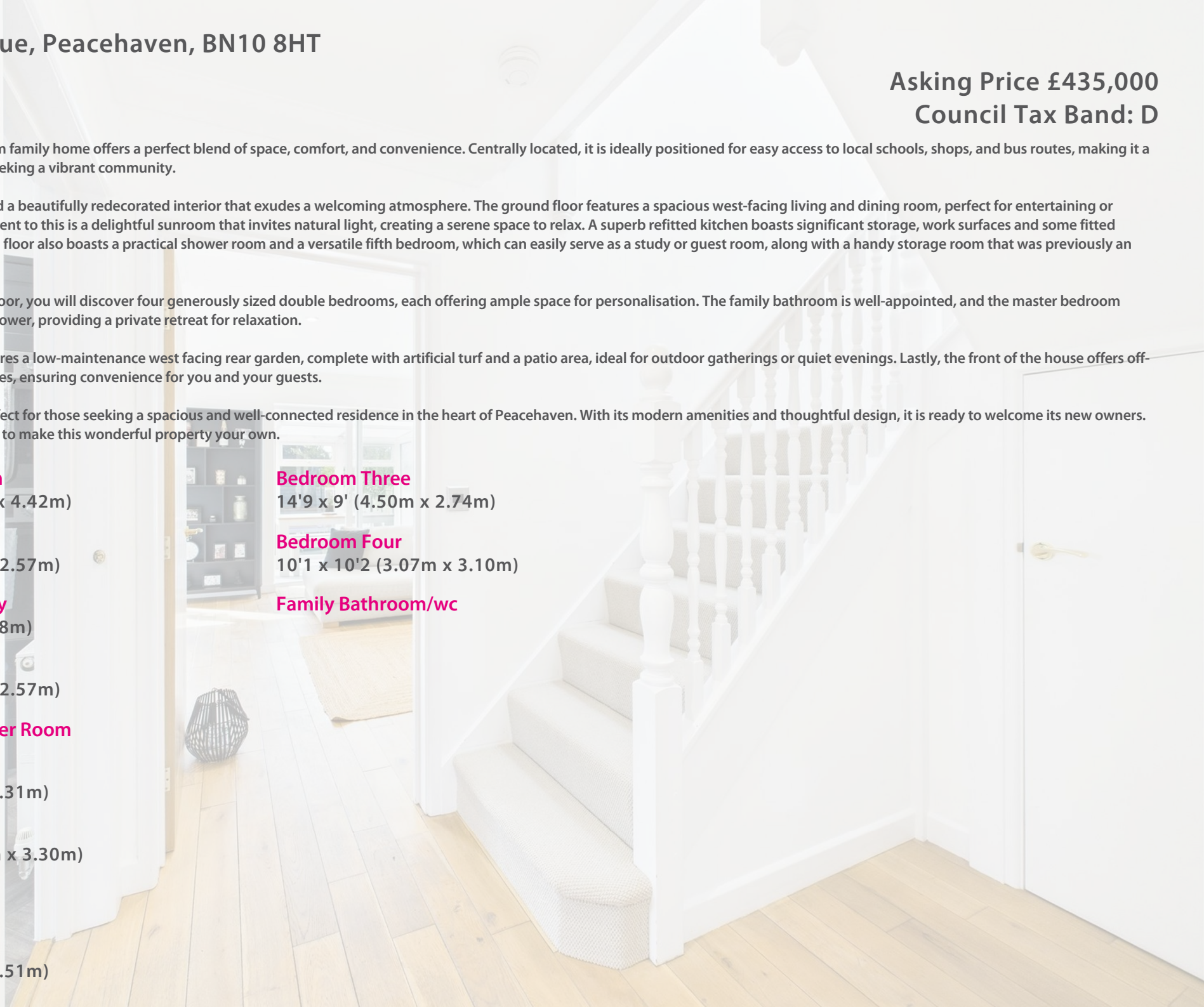
Bedroom Three

14'9 x 9' (4.50m x 2.74m)

Bedroom Four

10'1 x 10'2 (3.07m x 3.10m)

Family Bathroom/wc

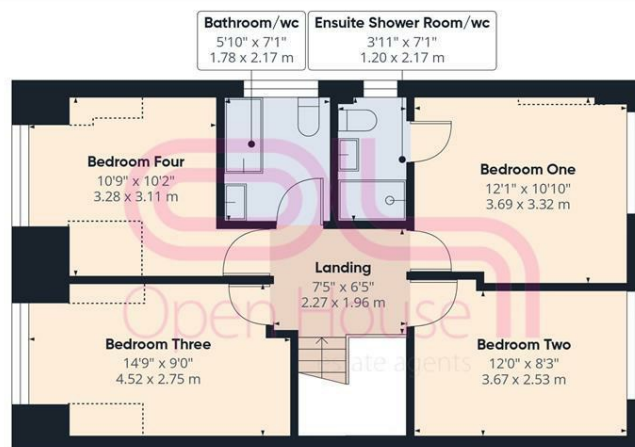




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Ground Floor



Floor 1



Approximate total area^m

1352 ft²
125.7 m²

Reduced headroom

31 ft²
2.8 m²

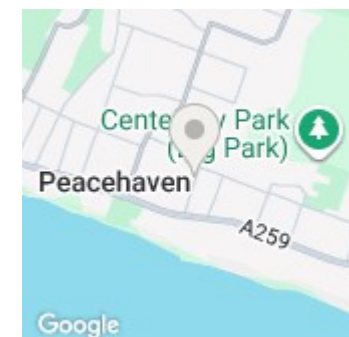
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	85
England & Wales		EU Directive 2002/91/EC