

ASKING PRICE

**£650,000**

**Searle Avenue**

Peacehaven, BN10 8TB



## PROPERTY SUMMARY

This substantial newly built detached residence offers a perfect blend of modern living and spacious comfort. With a generous 2114 square feet of well-designed space, this property is ideal for families seeking a home that caters to both relaxation and entertainment.

Upon entering, you are greeted by a welcoming hallway featuring a galleried landing, which adds an elegant touch to the home. The heart of the property is undoubtedly the large open-plan living kitchen area, where bi-fold doors seamlessly connect the indoor space to the garden, creating a delightful flow for gatherings and alfresco dining. This area is perfect for both everyday living and hosting friends and family.

The residence boasts five double bedrooms, providing ample space for everyone. Each bedroom is designed to be a tranquil retreat, ensuring comfort and privacy. Additionally, there are three well-appointed bathrooms, which cater to the needs of a busy household, along with a separate utility room that enhances the practicality of the home.

Outside, the property features gardens that offer a peaceful outdoor space for relaxation and play. There is also ample parking available for several vehicles, making it convenient for families and guests alike. With no onward chain, this home is ready for you to move in and start creating lasting memories.

This delightful property is a rare find in Peacehaven. It presents an excellent opportunity for those looking to enjoy a spacious family home in a desirable location. Don't miss the chance to make this stunning residence your own.

5



3



2







## LOCAL AUTHORITY

## TENURE

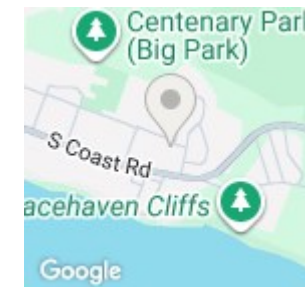
Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

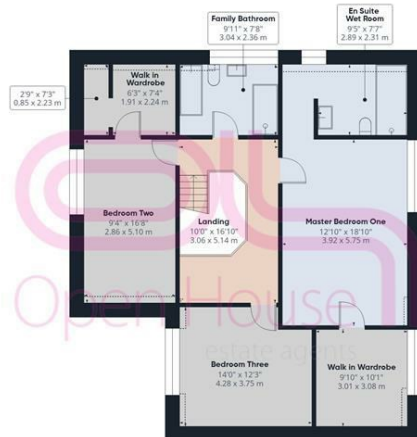


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground Floor Building 1



Floor 1 Building 1

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

2114 ft<sup>2</sup>  
196.5 m<sup>2</sup>

### Reduced headroom

43 ft<sup>2</sup>  
4 m<sup>2</sup>

(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



OFFICE ADDRESS  
206 South Coast Road  
Peacehaven  
East Sussex  
BN10 8JP

OFFICE DETAILS  
01273 830 987  
bnsales@localagent.co.uk