

**Dorothy Avenue, Peacehaven, BN10 8HT**  
**Asking Price £425,000**





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**Council Tax Band: D**

Welcome to this splendid semi-detached family home located on Dorothy Avenue in the charming town of Peacehaven. Built in 2011, this property is in excellent condition and offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a contemporary kitchen that boasts ample dining space, making it an ideal spot for family meals and entertaining guests. The ground floor also features a convenient WC and a third bedroom, which can serve as a guest room or a study. The bright, westerly facing lounge is a true highlight, flowing effortlessly into a delightful sunroom that invites natural light and warmth. This space opens up to a low-maintenance rear garden, designed for relaxation and enjoyment, complete with a patio area and artificial turf, perfect for outdoor gatherings.

Moving upstairs, you will find two generously sized double bedrooms, both offering a peaceful retreat. One of these bedrooms benefits from an en suite bathroom, providing added privacy and convenience. Additionally, there is a modern family bathroom that caters to the needs of the household.

This property also offers off-road parking for two vehicles, along with the added benefit of a garage, ensuring ample space for your vehicles and storage needs.

In summary, this spacious semi-detached home is an excellent choice for families seeking a comfortable and stylish living environment in a desirable location. Don't miss the opportunity to make this lovely property your new home.

**Living Room**

11'2" x 19'4" (3.42 x 5.9)

**Sunroom**

8'11" x 8'5" (2.73 x 2.58)

**Kitchen**

17'3" x 9'11" (5.26 x 3.03)

**WC**

4'4" x 5'5" (1.34 x 1.66)

**Garage**

17'2" x 8'10" (5.25 x 2.7)

**Bedroom One**

20'8" x 12'1" (6.31 x 3.70)

**Bedroom Two**

16'4" x 11'11" (4.98 x 3.64)

**Bedroom Three**

8'4" x 10'0" (2.55 x 3.06)

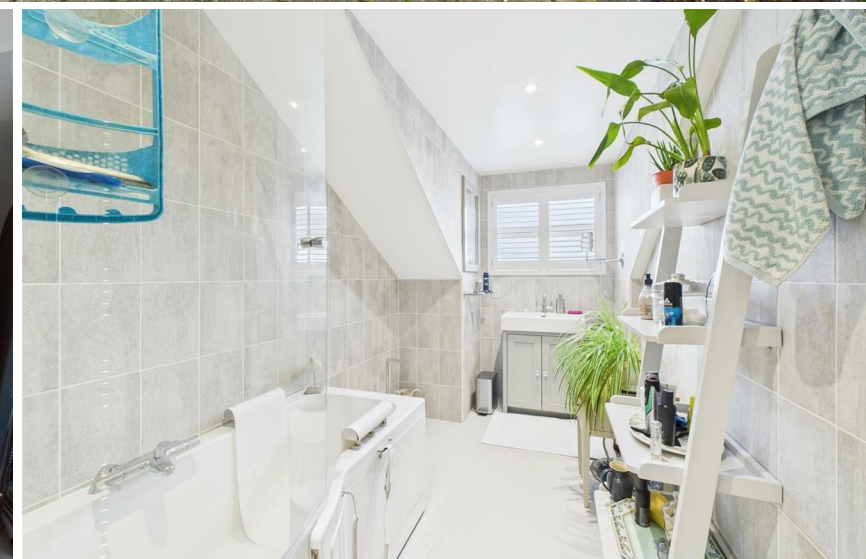
**Bathroom**

13'10" x 6'3" (4.24 x 1.92)

**En suite**

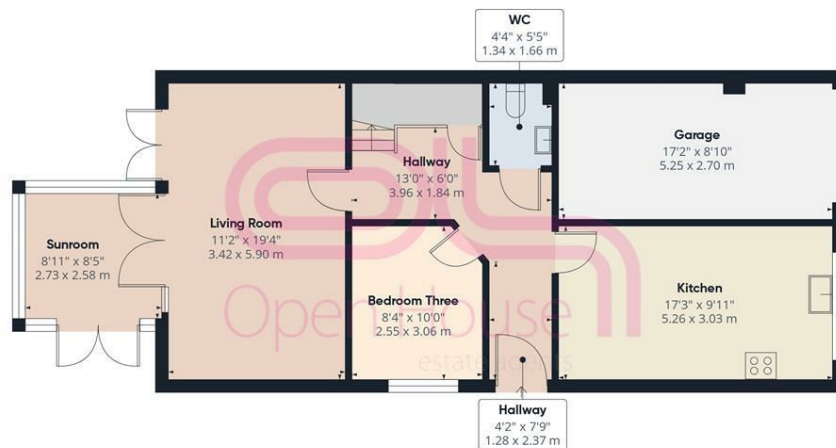
10'4" x 2'9" (3.17 x 0.86)



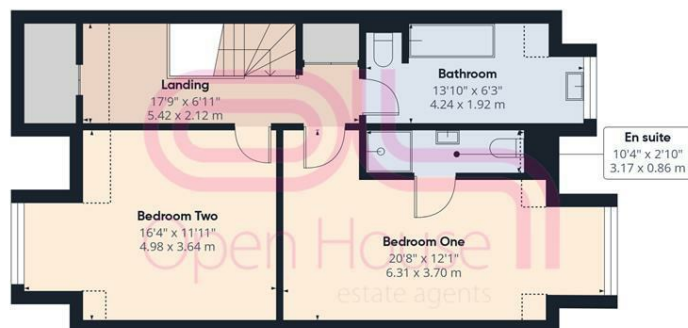




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Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1472 ft<sup>2</sup>  
136.6 m<sup>2</sup>

Reduced headroom

30 ft<sup>2</sup>  
2.8 m<sup>2</sup>

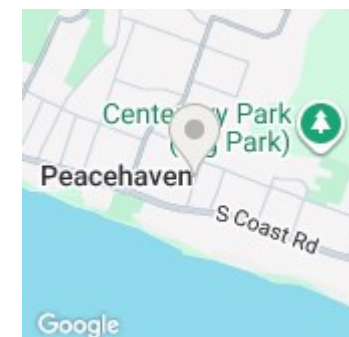
(1) Excluding balconies and terraces

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	80	
(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>	EU Directive 2002/91/EC	