



**89 Hoddern Avenue, Peacehaven, BN10 7QT**  
**£335,000**

**Carruthers and Luck**  
Sales and Lettings



## 89 Hoddern Avenue

### Peacehaven

This spacious two-bedroom semi-detached bungalow offers an exceptional opportunity for comfortable single-level living in a highly convenient central location. Positioned within easy reach of local shop, reputable schools, and a regular bus service providing swift access to Brighton City Centre, the property is ideal for those seeking both tranquillity and connectivity. The well-proportioned interior is arranged to maximise space and versatility, with a welcoming entrance hall leading into a generous lounge and dining area that benefits from ample natural light and a flexible layout suited to both relaxation and entertaining. Flowing seamlessly from the lounge is a bright conservatory, which serves as an inviting additional reception space - perfect for a reading nook, home office, or playroom, depending on your needs. The kitchen is a particular highlight, featuring contemporary white high gloss units that provide plenty of storage, as well as generous worktop space for meal preparation and some integrated appliances for convenience.



# 89 Hoddern Avenue

## Peacehaven

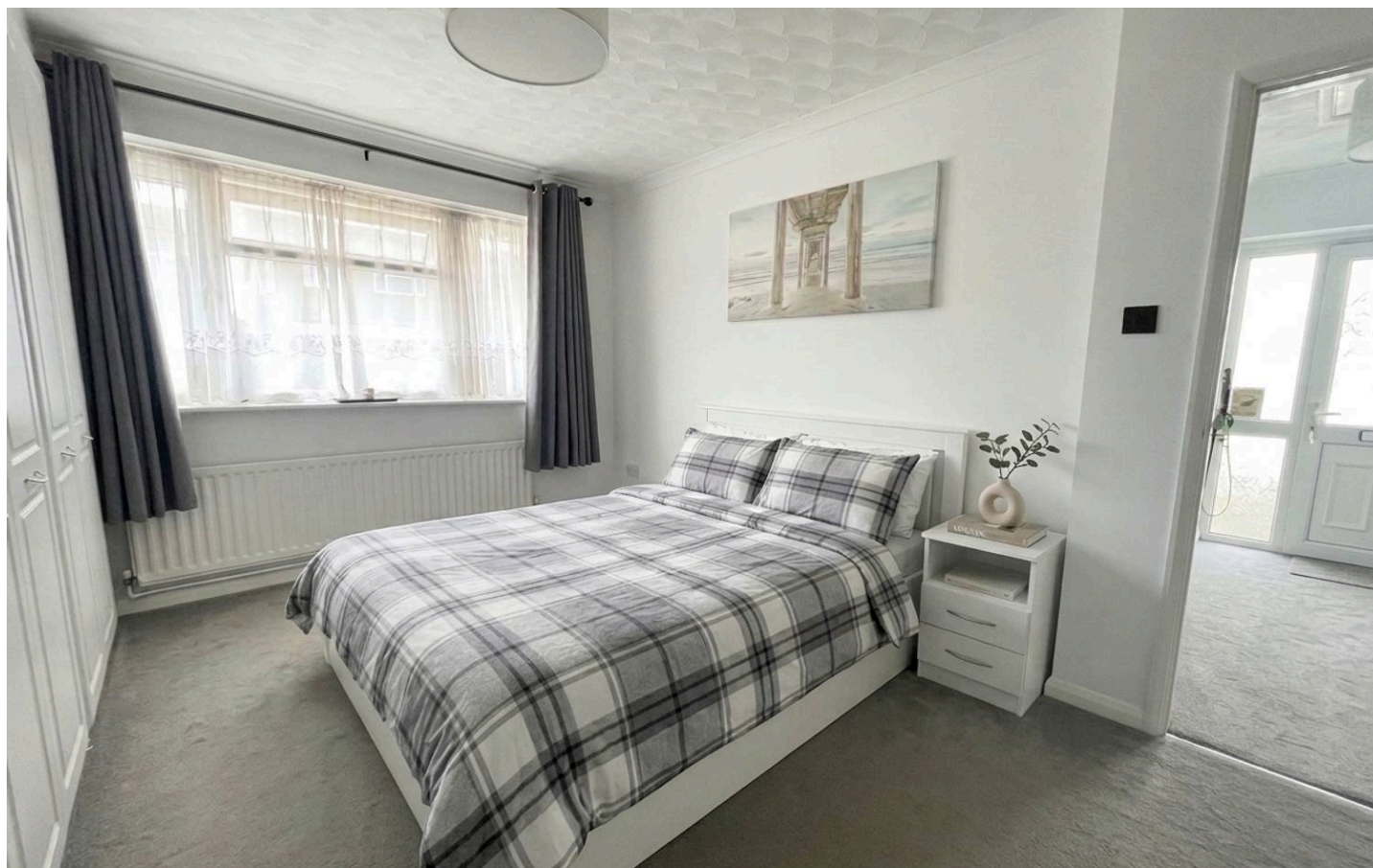
Both bedrooms are well-sized, offering comfortable accommodation with space for freestanding furniture, making them suitable for use as restful sleeping quarters or for repurposing as a guest room or study. The family bathroom is fitted with a modern white suite, including a bath with shower over, a washbasin, and WC. Throughout the home, neutral décor and practical flooring choices create a fresh and inviting atmosphere, ready for personal touches. The property also benefits from double glazing and gas central heating, ensuring year-round comfort and energy efficiency. With its thoughtfully designed layout and superb location, this bungalow is perfectly suited to downsizers, small families, or professionals seeking easy access to all the amenities and attractions of Brighton while enjoying the peace of a residential setting.

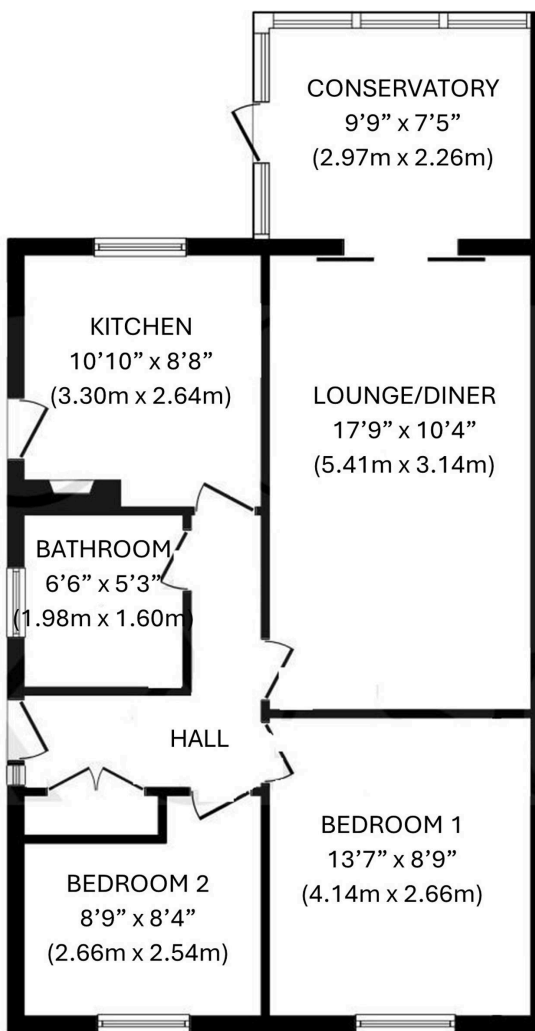
Outside: The front garden provides ample off road parking, the garage is accessed via the shared drive and the good size low maintenance rear garden offers space to enjoy the weather and entertaining friends.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Floor Plan**

## Carruthers and Luck Sales and Lettings

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