



16 Southview Road, Peacehaven, BN10 8DN

Offers in Region of **£390,000**

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SalesandLettings



16 Southview Road

Peacehaven

Spacious 3 bed semi in sought-after area with en-suite, modern kitchen, utility, new heating, south-facing garden, off-road parking, EV charger, and easy access to schools and amenities.

This well presented and spacious three bedroom semi detached house is situated in a favoured residential location, offering excellent access to local amenities, schools, and transport links. Residents will appreciate the convenience of nearby shops and parks, as well as easy access to the town centre and major road networks. The property features three generously sized double bedrooms, including bedroom two with a modern en-suite shower room. The large L-shape lounge and dining room provides a flexible living space that can be arranged to suit your lifestyle.

The South facing kitchen has been recently fitted with contemporary units including a full height pantry, full height built in fridge and freezer. plumbing is installed for a boiling water tap, the separate utility room offers space for laundry and storage, as well as a convenient cloakroom with WC. The family shower room is well appointed, with a spacious layout and quality fixtures. Recent improvements include a new heating system and boiler installed in November 2021, and new windows fitted between 2021 and 2023, ensuring the property is energy efficient and comfortable.



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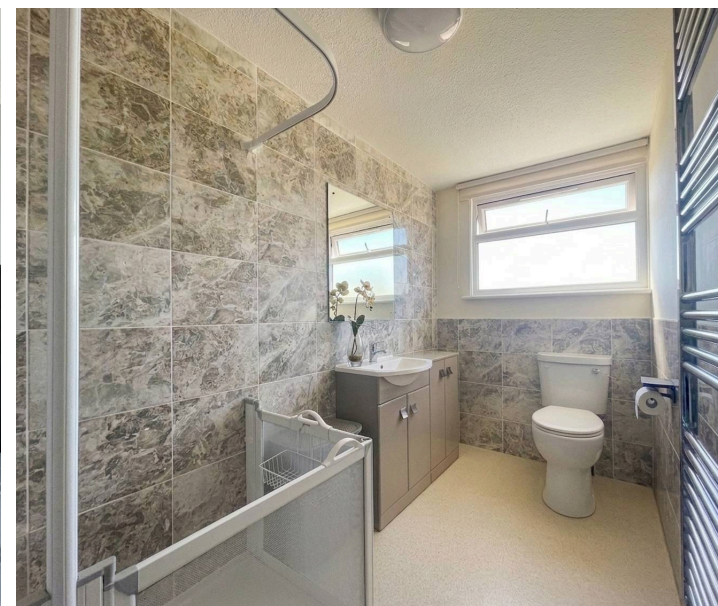
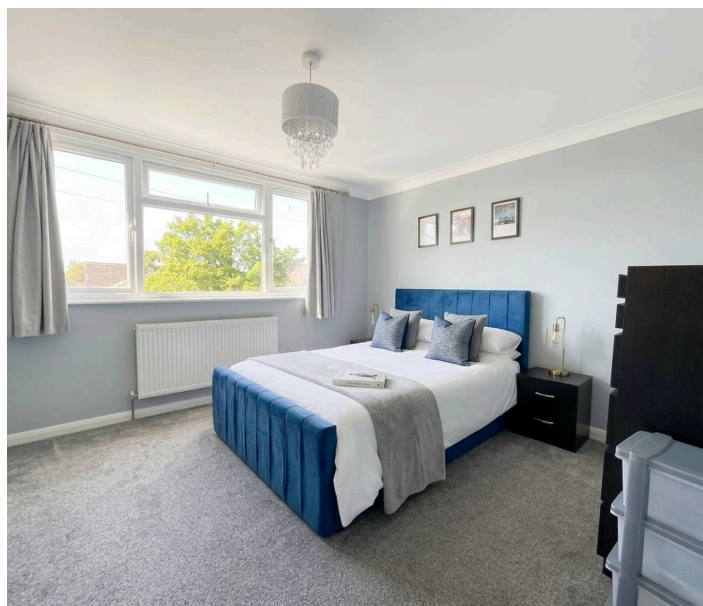
The rear garden is well maintained and accessed via double french doors from the lounge diner, featuring low maintenance astro turf and two storage units, which makes it ideal for families, gardening enthusiasts, outdoor entertaining, children's play equipment, or relaxing in the sun. There is also scope to further landscape or personalise the garden to suit your needs. At the front of the property, you will find off road parking for two vehicles, complete with an electric car charging point for added convenience.

The driveway provides easy access to the house and the remainder of the garage (storage only). Additional features include secure side access to the rear garden. This property represents an excellent opportunity for families or professionals seeking a comfortable, modern home in a favoured location with generous outside space and practical features. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

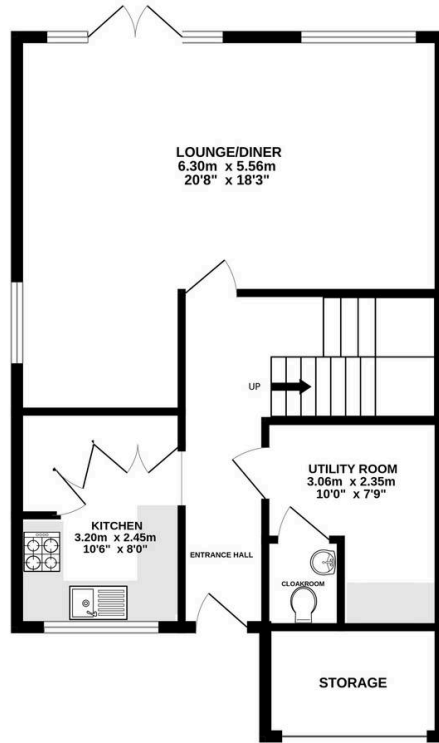
Council Tax band: C

Tenure: Freehold

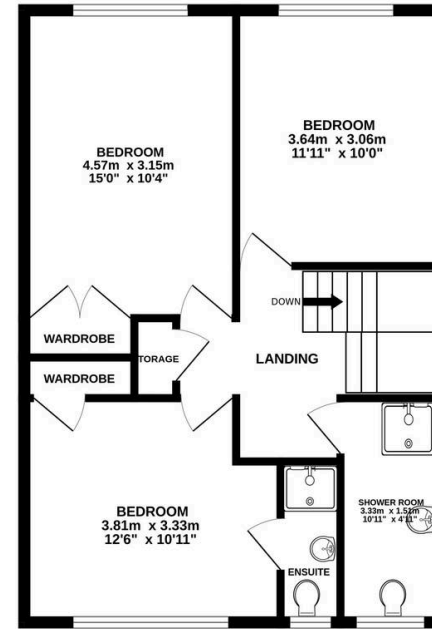
EPC Energy Efficiency Rating: C



GROUND FLOOR
59.4 sq.m. (639 sq.ft.) approx.



1ST FLOOR
56.4 sq.m. (607 sq.ft.) approx.



16 SOUTHVIEW ROAD PEACEHAVEN

TOTAL FLOOR AREA : 115.8 sq.m. (1247 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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