

Bramber Avenue, Peacehaven, BN10 8HR
Asking Price £420,000



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Council Tax Band: D**

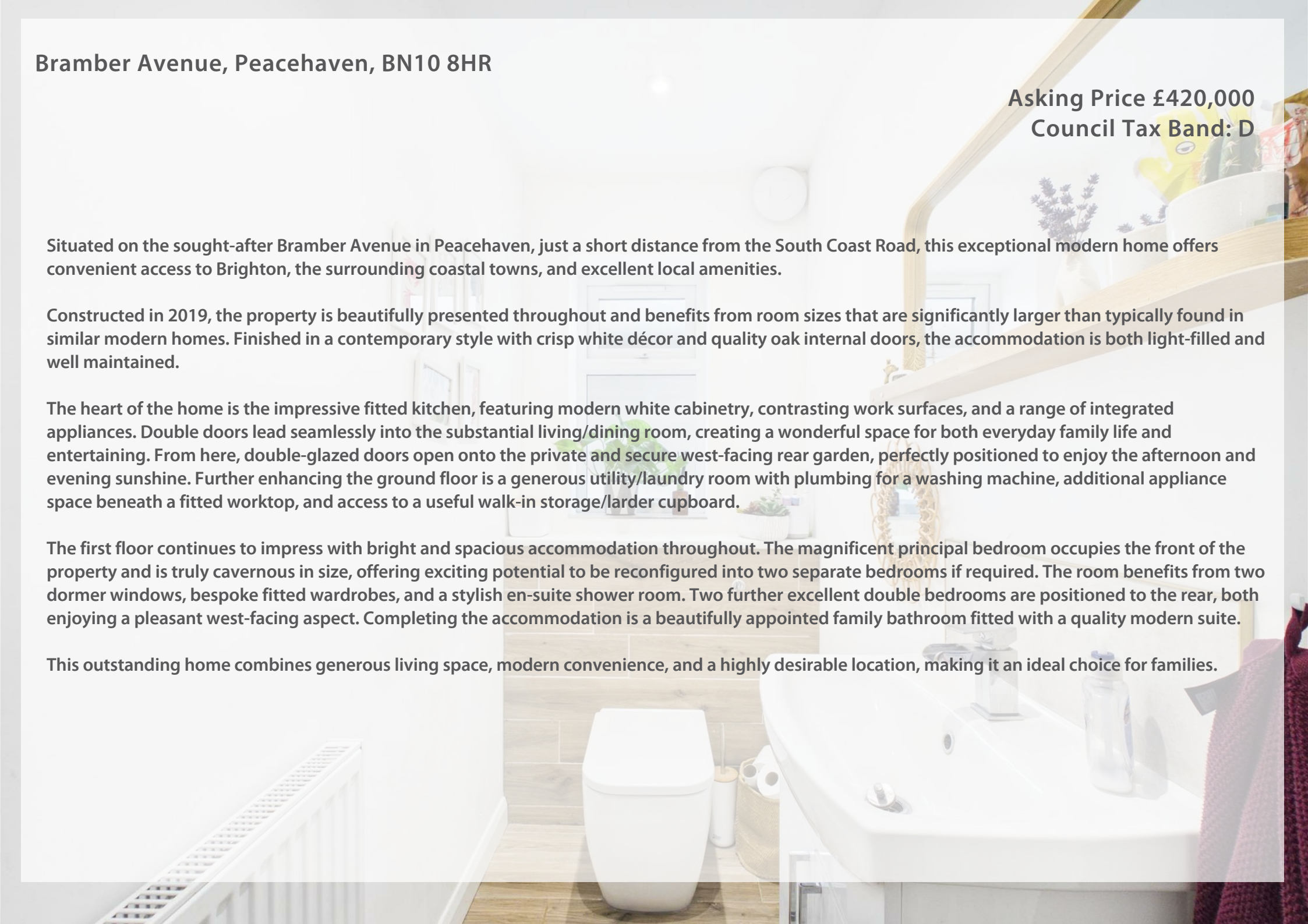
Situated on the sought-after Bramber Avenue in Peacehaven, just a short distance from the South Coast Road, this exceptional modern home offers convenient access to Brighton, the surrounding coastal towns, and excellent local amenities.

Constructed in 2019, the property is beautifully presented throughout and benefits from room sizes that are significantly larger than typically found in similar modern homes. Finished in a contemporary style with crisp white décor and quality oak internal doors, the accommodation is both light-filled and well maintained.

The heart of the home is the impressive fitted kitchen, featuring modern white cabinetry, contrasting work surfaces, and a range of integrated appliances. Double doors lead seamlessly into the substantial living/dining room, creating a wonderful space for both everyday family life and entertaining. From here, double-glazed doors open onto the private and secure west-facing rear garden, perfectly positioned to enjoy the afternoon and evening sunshine. Further enhancing the ground floor is a generous utility/laundry room with plumbing for a washing machine, additional appliance space beneath a fitted worktop, and access to a useful walk-in storage/larder cupboard.

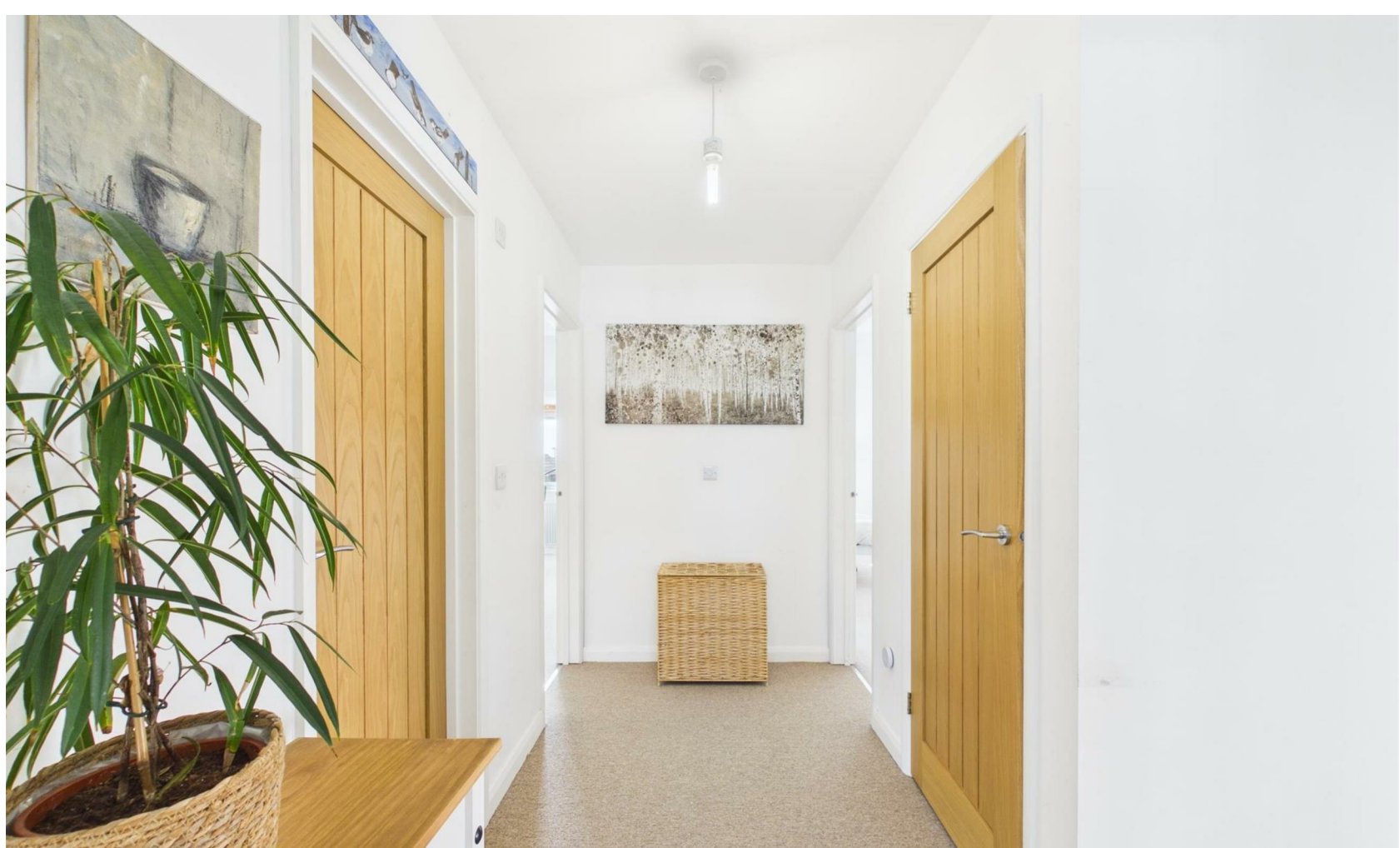
The first floor continues to impress with bright and spacious accommodation throughout. The magnificent principal bedroom occupies the front of the property and is truly cavernous in size, offering exciting potential to be reconfigured into two separate bedrooms if required. The room benefits from two dormer windows, bespoke fitted wardrobes, and a stylish en-suite shower room. Two further excellent double bedrooms are positioned to the rear, both enjoying a pleasant west-facing aspect. Completing the accommodation is a beautifully appointed family bathroom fitted with a quality modern suite.

This outstanding home combines generous living space, modern convenience, and a highly desirable location, making it an ideal choice for families.

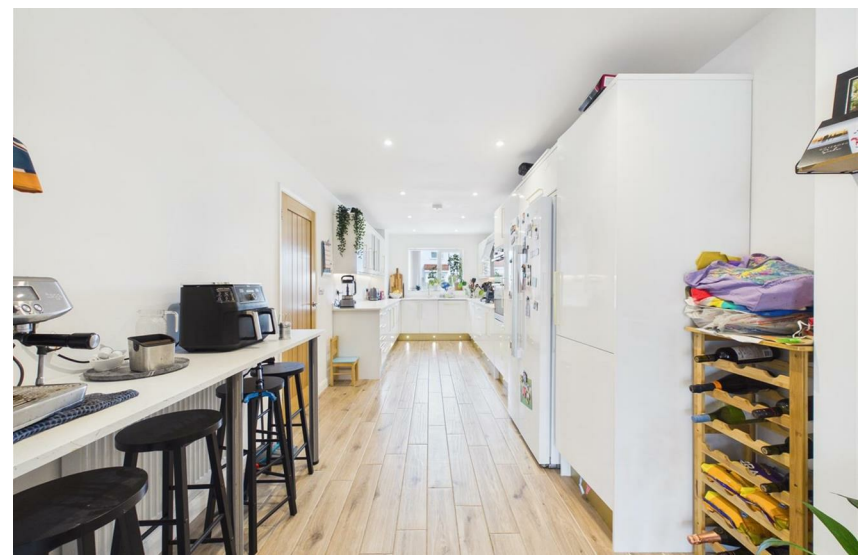
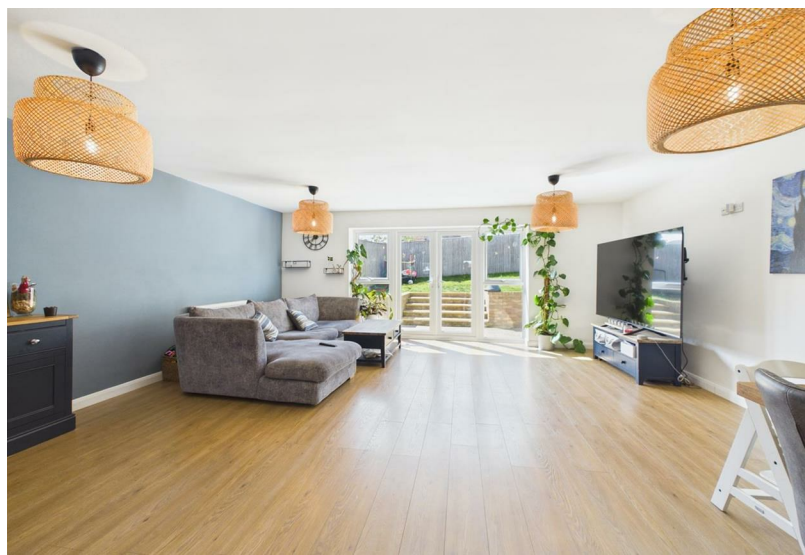




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1512 ft²
140.5 m²

Reduced headroom

9 ft²
0.8 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.