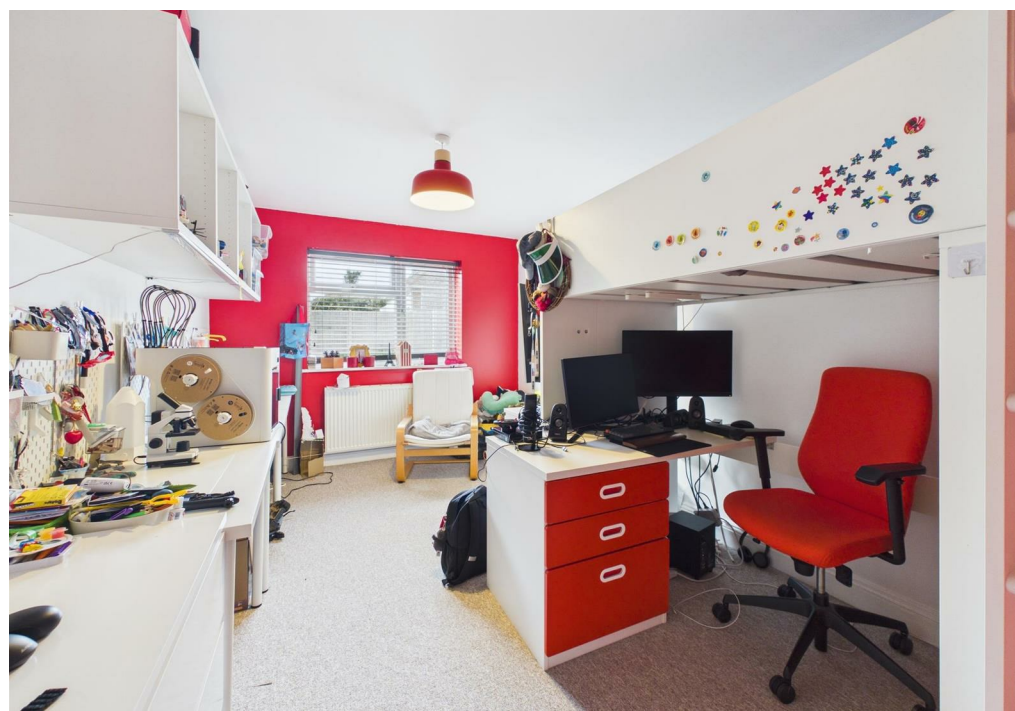
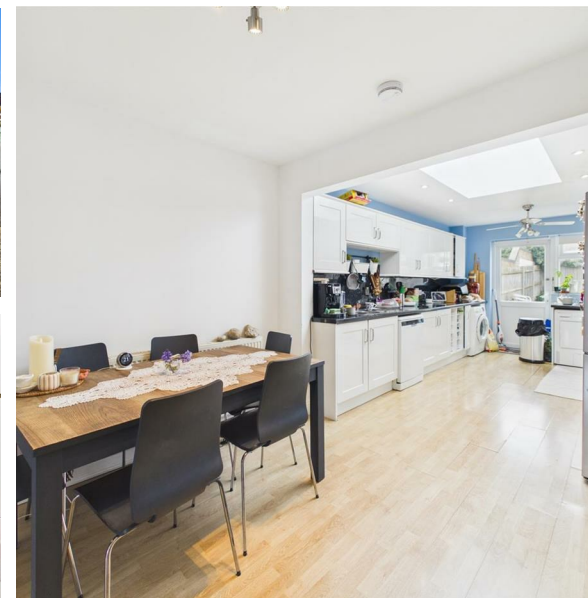


Cairo Avenue, Peacehaven, BN10 7HW  
Asking Price £550,000



## Cairo Avenue, Peacehaven, BN10 7HW

Asking Price £550,000  
Council Tax Band: D

This well presented, modern three-storey family home is located just south of the main coast road and as such boasts superb vistas of the sea, making it an ideal retreat for those who appreciate the beauty of nature.

Upon entering, you are welcomed by two spacious reception rooms that provide ample space for relaxation and entertainment. The living room features access to a balcony, where you can enjoy the breathtaking sea views while sipping your morning coffee or unwinding in the evening. The heart of the home is the expansive kitchen and dining room, perfect for family gatherings and culinary adventures.

This property comprises three generous bedrooms, each designed with comfort in mind. The master bedroom is particularly impressive, featuring its own ensuite shower room and a walk-in wardrobe that can also serve as a small office. This room offers splendid sea views, ensuring that you wake up to the beauty of the coast every day.

For those with vehicles, the property includes a private drive and a huge integral garage measuring over 31 feet, providing plenty of space for storage or additional parking needs. Lastly, the west-facing rear garden is a lovely outdoor space, ideal for enjoying the afternoon sun.

With no ongoing chain, this home is ready for you to move in and start creating lasting memories. Whether you are looking for a family home or a seaside retreat, this property on Cairo Avenue is not to be missed.

### Living Room

15'10 x 11'1 (4.83m x 3.38m)

### Kitchen/Dining Room

23'8 x 9'9 (7.21m x 2.97m)

### Bedroom One

23'6 x 11'5 (7.16m x 3.48m)

### Walk in Wardrobe/Study

6'11 x 5'10 (2.11m x 1.78m)

### Ensuite Shower Room

11'1 x 5'7 (3.38m x 1.70m)

### Bedroom Two

14'9 x 9'6 (4.50m x 2.90m)

### Bedroom Three

8'11 x 8' (2.72m x 2.44m)

### Bathroom

6'2 x 5'11 (1.88m x 1.80m)

### Utility Room

7'1 x 5'10 (2.16m x 1.78m)

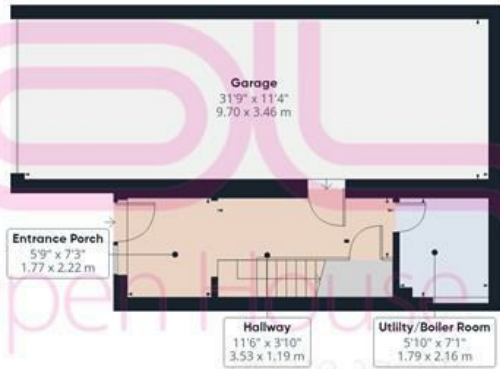
### Garage

31'1 x 11'4 (9.47m x 3.45m)



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Ground Floor



Floor 1



Floor 2



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

1624 ft<sup>2</sup>  
150.8 m<sup>2</sup>

**Balconies and terraces**

414 ft<sup>2</sup>  
38.5 m<sup>2</sup>

**Reduced headroom**

54 ft<sup>2</sup>  
5 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.