



109 Arundel Road, Peacehaven, BN10 8HE
£425,000

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SalesandLettings



109 Arundel Road

Peacehaven

This very well presented detached three-bedroom bungalow offers an exceptional opportunity to enjoy comfortable, flexible living in a highly sought-after central location. Situated just a few yards from the seafront, the property benefits from immediate access to scenic coastal walks, an excellent bus service to Brighton City Centre, and is conveniently positioned close to local shops, reputable schools, and other every-day amenities. The spacious interior comprises three generously sized double bedrooms, providing ample accommodation for families or those seeking versatile guest or work-from-home spaces. The principal bedroom features a dedicated dressing room and a contemporary en-suite shower room, creating a private retreat for relaxation. The additional two bedrooms are well proportioned and serviced by a modern family bathroom, finished with quality fixtures and tasteful design.



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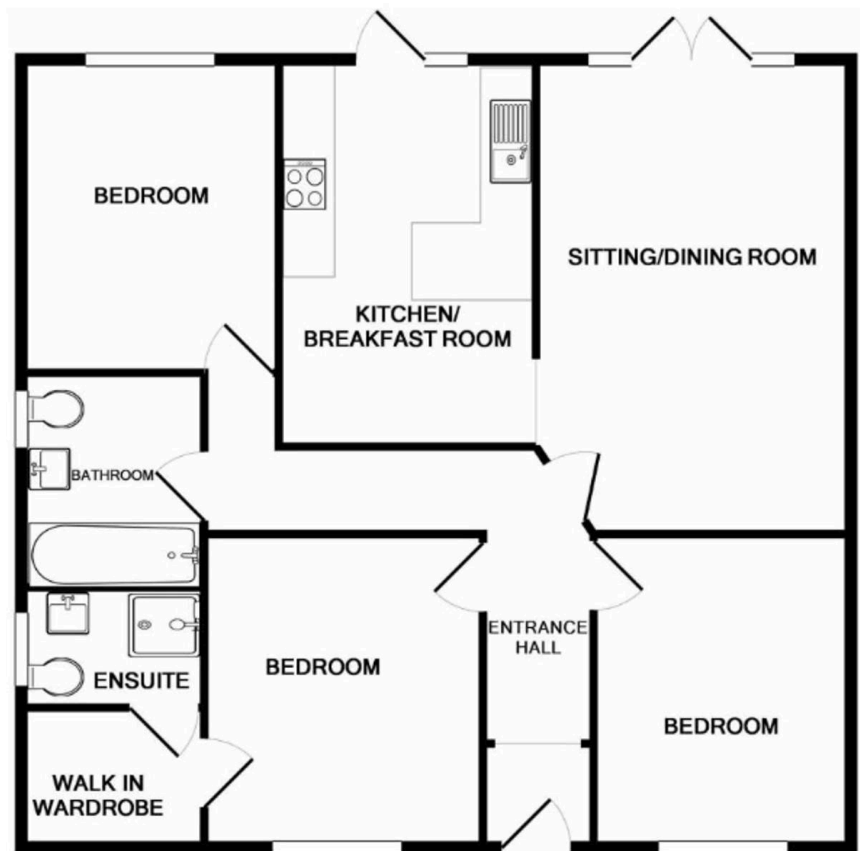
At the heart of the home, the south-facing lounge is bathed in natural light, offering a welcoming setting for both entertaining and unwinding, with direct access to the garden through patio doors. The modern fitted kitchen also enjoys a sunny aspect and is equipped with sleek cabinetry, integrated appliances, and plentiful workspace. Both the lounge and kitchen are thoughtfully designed to maximise the bright, airy atmosphere and offer a seamless flow between indoor and outdoor living. Throughout, the bungalow is maintained to a high standard, with neutral décor and quality flooring that will suit a variety of tastes and styles. The layout is practical yet adaptable, allowing for further personalisation or the potential to repurpose rooms according to individual needs, such as creating a study, hobby room, or additional reception area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





109 ARUNDEL ROAD PEACEHAVEN
 TOTAL APPROX. FLOOR AREA 88.8 SQ.M. (956 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Carruthers and Luck Sales and Lettings

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