

3  
BED

# In Need of Modernisation and Refurbishment

83, Cairo Avenue, Peacehaven, BN10 7LA



Offers Over £325,000

Freehold

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83 Cairo Avenue, BN10 7LA  
 Approximate Gross Internal Floor Area = 74.30 sq m / 800 sq ft  
 Garage Area = 12.56 sq m / 135 sq ft  
 Total Area = 86.86 sq m / 935 sq ft

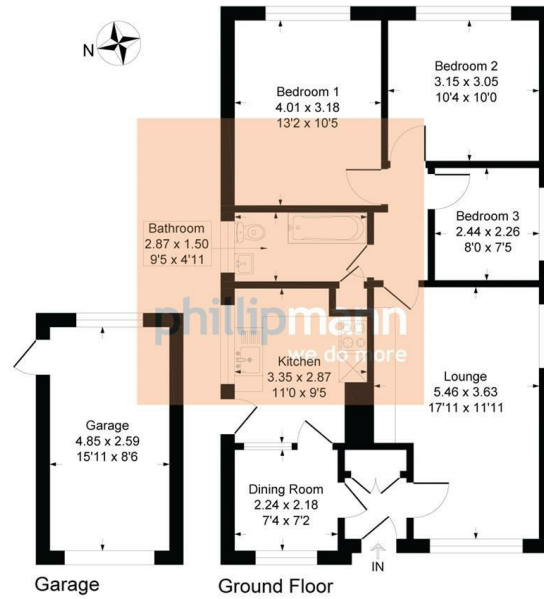


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

This detached bungalow is ideally positioned on a level plot in the heart of Peacehaven, offering a fantastic opportunity for buyers looking to create a home tailored to their own taste. Conveniently located within walking distance of local shops, schools, a doctor's surgery, and regular bus routes to Brighton, the property also benefits from close proximity to Chatsworth Park and its attractive open green spaces.

Having remained in the same family for many years, the bungalow now requires a programme of modernisation and refurbishment. For those with a passion for renovation or DIY, this is an exciting chance to restore and enhance a well-located home to its full potential.

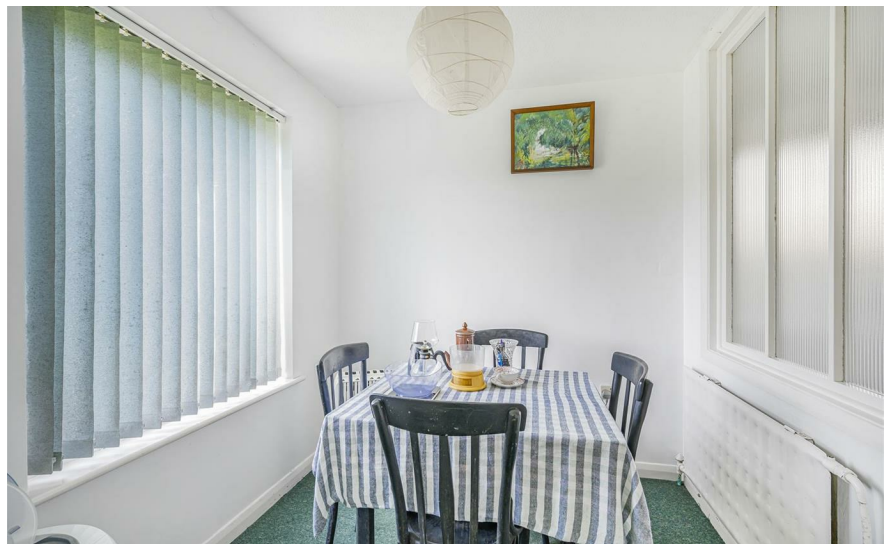
The accommodation is arranged around a central entrance hall with useful storage. The spacious west-facing lounge is filled with natural light from a large front-facing window and provides ample room for comfortable seating and furnishings. Adjacent is a separate west-facing dining room, ideal for entertaining or family meals.

The fitted kitchen offers a range of units and work surfaces, with a window to the side and a door providing easy access to both the front and rear gardens.

To the rear, the property features three bedrooms. Bedrooms one and two are generous double rooms overlooking the garden, while the third bedroom is a single room with a side aspect. A family bathroom completes the internal layout, fitted with a bath, WC, and wash basin.

Externally, the property benefits from unrestricted on-street parking and a front garden. The rear garden is a particularly appealing feature, being generously sized and mainly laid to lawn with a patio area and mature shrubs, offering plenty of scope for landscaping.

A side door leads to the garage, providing excellent storage or secure parking, depending on your needs.



EPC Rating - E  
 Council Tax Band - C

moreinfo...



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