



42 Mayfield Avenue, Peacehaven, BN10 8RE
£399,950

Carruthers and Luck
Sales and Lettings



42 Mayfield Avenue

Peacehaven

Upon entering, a large entrance hall welcomes you into the heart of the home, setting the tone for the generous proportions found throughout. The property features two large double bedrooms, each designed to offer comfort and flexibility, making them ideal for families and both bedrooms are dual aspect. The west facing lounge is bathed in afternoon sunlight and centres around a charming wood burner, creating a warm and inviting space for relaxation or entertaining. Adjacent to the lounge, the spacious conservatory also enjoys a west facing aspect, seamlessly connecting to the garden and providing an ideal spot for year-round enjoyment of natural light. The kitchen/breakfast room is again a very good size with fitted units and a breakfast bar. Throughout the bungalow, the current owner has undertaken a comprehensive programme of improvements, including complete re-wiring, a modern heating system, and fresh decoration, ensuring the property is ready for immediate occupation without further expense. Energy efficiency is enhanced by the installation of solar panels (details in request), significantly reducing running costs and environmental impact.



42 Mayfield Avenue

Peacehaven

Outside, the feeling of space continues with a large driveway with space for several cars and in addition there is a good size garage. The rear garden is West facing, well established and well maintained. Three principle areas of the garden consist of a private lawn, neat shingle area with space for seating and a further patio area with additional space. The garden has an additional area of garden meaning the total measurement is 60' x 25'. Furthermore, the garden is very private and being West facing attracts the sun all afternoon and into the evening.

ENTRANCE PORCH

ENTRANCE HALL 15'3" x 10'4" (4.66m x 3.16m)

LOUNGE 17' x 12'9" (5.18m x 3.93m)

KITCHEN 13' x 12' (3.96m x 3.65m)

BEDROOM 1 13'8" x 12' (4.20m x 3.65m)

BEDROOM 2 13'10" x 12'10" (3.99m x 3.68m)

SHOWER ROOM 8'6" x 7'2" (2.62m x 2.19m)

GARAGE 21' x 9'4" (6.40m x 2.86m)

GARDEN 60' x 25' (18.20m x 7.62m)

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC





Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings