



**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)

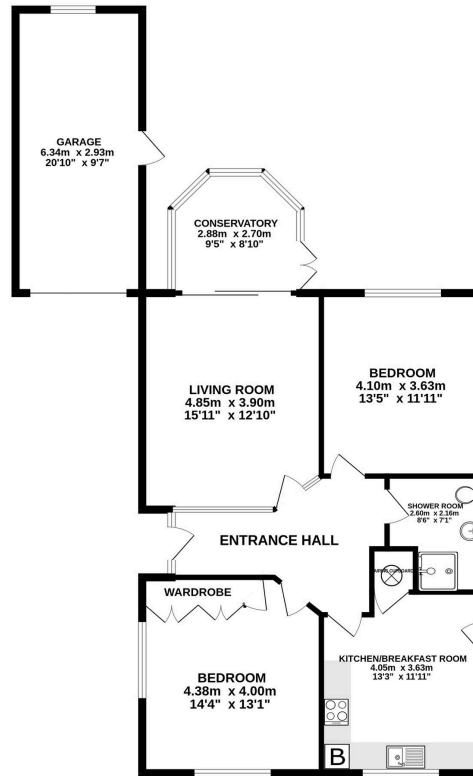
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
106.0 sq.m. (1141 sq.ft.) approx.



42 MAYFIELD AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metroplan 6/2026

# Carruthers and Luck Sales and Lettings

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