

Phyllis Avenue, Peacehaven, BN10 7PN
Asking Price £337,500



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Council Tax Band: C**

Located on Phyllis Avenue in the charming town of Peacehaven, this well-presented family home offers both comfortable accommodation and a convenient location. With three generous bedrooms and a well-appointed bathroom, this property is perfect for families seeking a peaceful yet accessible location.

As you enter, you are welcomed by a light and bright living/dining room, featuring patio doors that open onto the secluded rear garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen is practical and functional, providing ample space for appliances, and includes a handy door leading directly to the driveway. A cloakroom/WC on the ground floor adds to the convenience of this lovely home.

The three spacious bedrooms are designed to accommodate family life, ensuring everyone has their own personal space, whilst the family bathroom is well-equipped, catering to the needs of the household.

Outside, the property boasts a level lawn and a patio area in the rear garden, perfect for enjoying sunny days or hosting gatherings. The formal front garden is complemented by a private drive that leads to a garage, providing parking for two vehicles and additional storage options.

Located close to the South Coast Road, residents will benefit from a variety of shops and excellent bus routes to Brighton and beyond, making this home an ideal choice for those who appreciate both tranquillity and accessibility. This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern family home.

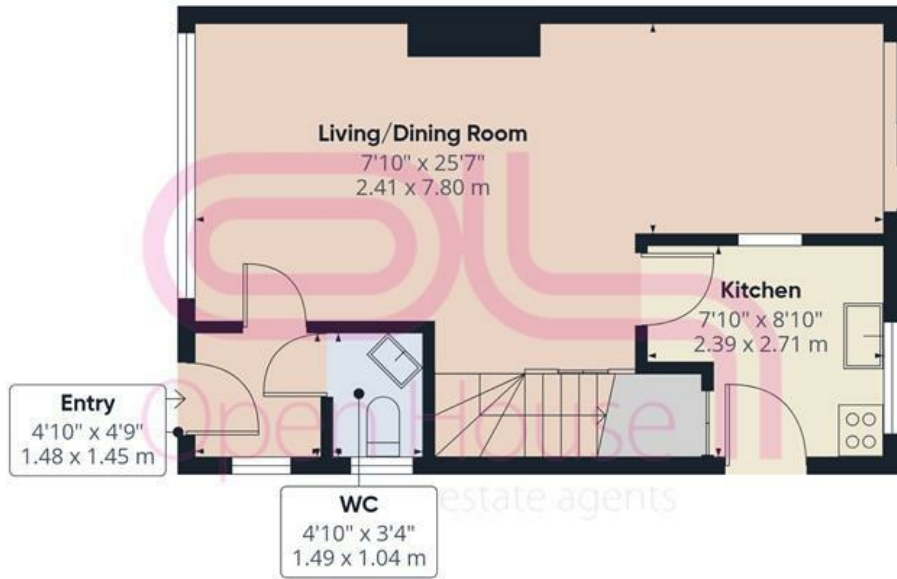


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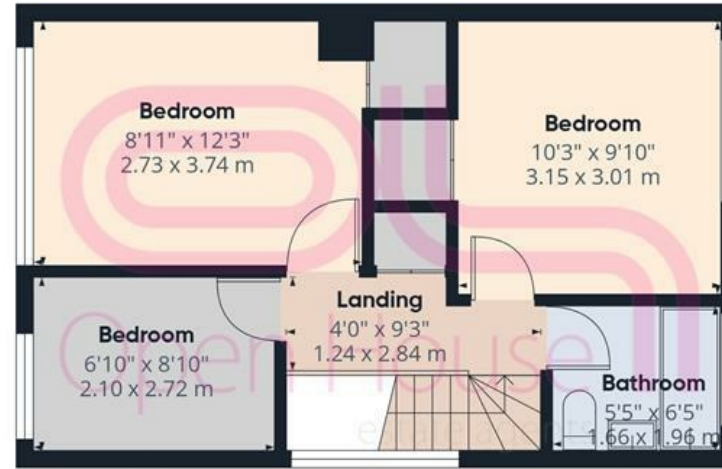


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 71 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

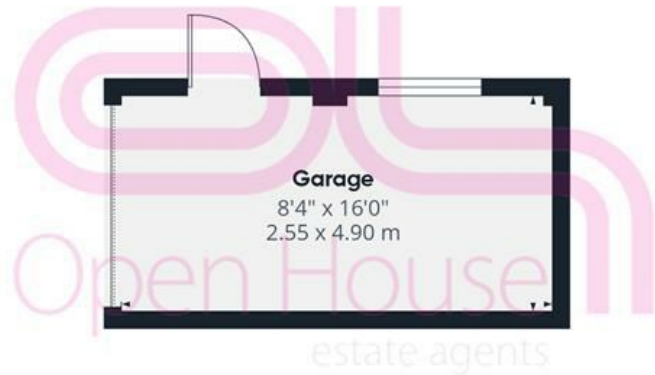




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

914 ft²
85 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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