



71 Ashington Gardens, Peacehaven, BN10 8UG
£425,000

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71 Ashington Gardens

Peacehaven

Situated in a highly desirable location close to the seafront, this beautifully presented and extensively modernised and extended three bedroom semi-detached bungalow offers an exceptional standard of contemporary living.

Upon entering, you are welcomed by a spacious hallway that leads seamlessly into the heart of the home - a truly impressive open plan living room measuring approximately 28 feet by 25 feet. This expansive space is bathed in natural light being south facing and boasts a contemporary design, providing ample room for both entertaining and relaxed family gatherings. The kitchen has been thoughtfully designed to incorporate a light pastel grey and white theme with lovely white and grey quality worktops and a wide range of base cupboards, drawers and matching wall units. Appliances include twin ovens, hob, fridge/freezer and a dishwasher. There is also a central island with seating for 4 and views out to the garden. A separate utility room adds further practicality, providing space for laundry appliances and additional storage. Clever use of soft lighting and a quality herringbone design floor really finish the room nicely. To the other end of the room is a spacious Dining area and a lounge with plenty of space for furnishings.



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Each of the three bedrooms is generously proportioned and can comfortably accommodate double beds, with the flexibility to repurpose one as a home office or guest room if desired. Two of the bedrooms are on the ground floor together with a beautifully appointed bathroom with high quality fixtures and a feature circular free standing bath, separate shower, 'floating' wash basin, low flush wc all complimented by quality matching tiles to the walls and floor. Again the room is finished with soft lighting. The principal bedroom on the first floor benefits from a stylish en-suite shower, ensuring both comfort and privacy and a very useful study area.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 28' x 25'
(8.53m x 7.62m)

UTILITY ROOM 13' x 5'4" (3.96m x 1.64m)

BEDROOM 2 12'2" x 10'6" (3.71m x 3.23m)

BEDROOM 3 12' x 10'3" (3.65m x 3.13m)

BATHROOM 12' x 6'8" (3.65m x 2.07m)

FIRST FLOOR LANDING/STUDY AREA 7'4" x 6'2" (2.25m x 1.88m)

BEDROOM 1 15'10" x 8'9" (4.60m x 2.71m)

EN-SUITE SHOWER ROOM 9'5" x 8'9" (2.89m x 2.71m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





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