

Ashmore Close, Peacehaven, BN10 8AQ  
Asking Price £575,000



# Ashmore Close, Peacehaven, BN10 8AQ

Asking Price £575,000  
Council Tax Band: E

Located in the TRANQUIL Ashmore Close, Peacehaven, this EXCEPTIONALLY WELL PRESENTED and EXTENDED family home offers a perfect blend of modern living and comfort. With SIX spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample space and stylish design.

As you enter, you are greeted by two inviting reception rooms that provide versatile areas for relaxation and entertainment. The heart of the home is undoubtedly the sumptuous open-plan kitchen diner, which boasts stunning quartz Calacatta worktops. This space is bathed in natural light, creating a warm and welcoming atmosphere. The high-spec integrated appliances ensure that cooking and entertaining are a delight.

The bi-folding doors seamlessly connect the indoor space to the outdoors, leading to a beautifully designed and private South West facing landscaped garden. This outdoor oasis features a luxurious six-person 'Spa Crest' hot tub, perfect for unwinding after a long day or hosting gatherings with family and friends.

Additionally, the property benefits from new windows, enhancing both energy efficiency and aesthetic appeal. additional to this this delightful home has been fully rewired. Located adjacent to Epinay Park, residents can enjoy the tranquillity of the area while being just a short distance from local amenities.

This modern family home is a rare find, combining stylish contemporary finishes with superb spaces for entertaining. It is a must-see for anyone looking to settle in a peaceful yet vibrant community.

## Entrance hallway

## Shower Room

7'8" x 5'1" (2.36 x 1.55)

## Bedroom Six/Playroom

13'3" x 7'6" (4.05 x 2.29)

## Study/Bedroom Seven

7'10" x 6'6" (2.41 x 1.99)

## Living Room

19'4" x 11'10" (5.91 x 3.61)

## Kitchen/Dining Area

21'3" x 10'11" (6.49 x 3.33)

## Kitchen Area

24'9" x 6'7" (7.55 x 2.02)

## Laundry Room

6'7" x 6'1" (2.03 x 1.86)

## Stairs to First Floor

## Bedroom One

12'0" x 9'0" (3.68 x 2.75)

## En Suite

7'6" x 5'4" (2.31 x 1.63)

## Dressing Room

8'7" x 6'11" (2.62 x 2.12)

## Bedroom Two

12'0" x 7'11" (3.66 x 2.43)

## Bedroom Three

15'1" x 6'11" (4.60 x 2.13)

## Bedroom Four

8'0" x 7'9" (2.44 x 2.37)

## Family Bathroom

7'10" x 6'10" (2.41 x 2.09)

## Bedroom Five

7'11" x 6'0" (2.42 x 1.83)

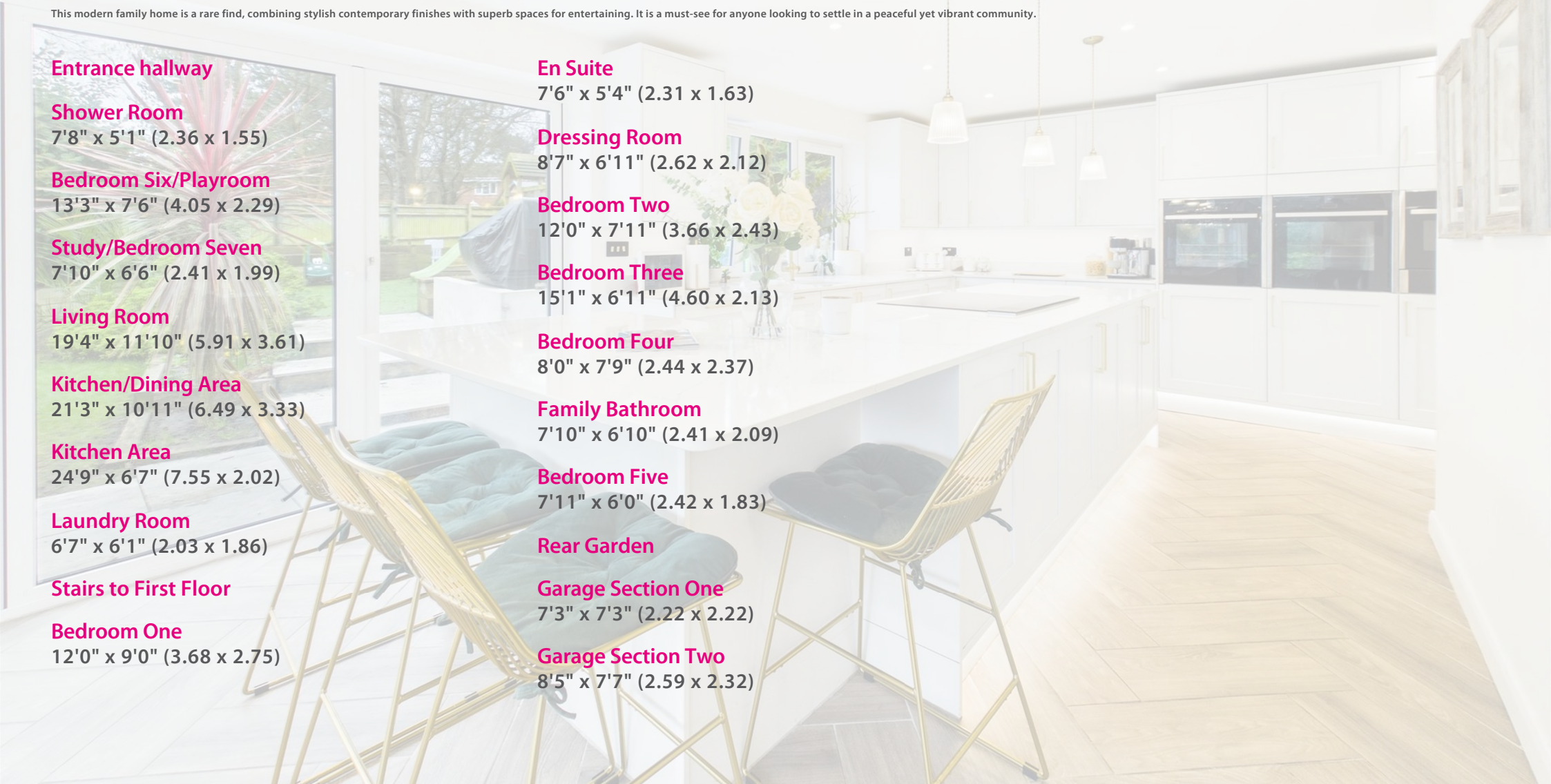
## Rear Garden

## Garage Section One

7'3" x 7'3" (2.22 x 2.22)

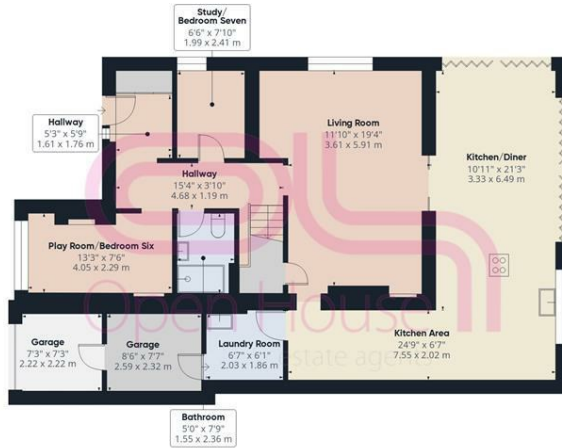
## Garage Section Two

8'5" x 7'7" (2.59 x 2.32)

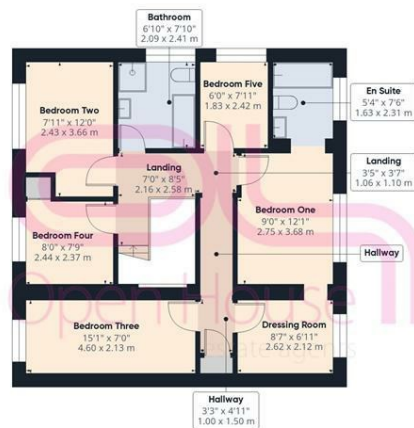




206 South Coast Road, Peacehaven, East  
Sussex, BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk



Ground Floor



Floor 1

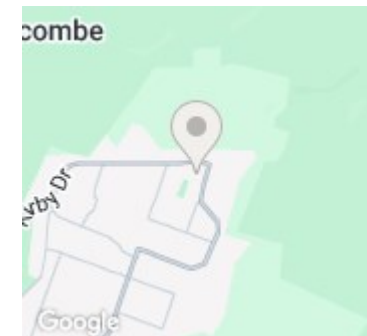


Approximate total area<sup>(1)</sup>  
1834 ft<sup>2</sup>  
170.4 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	