



100 Gladys Avenue, Peacehaven, BN10 8FF
£375,000

CarruthersandLuck
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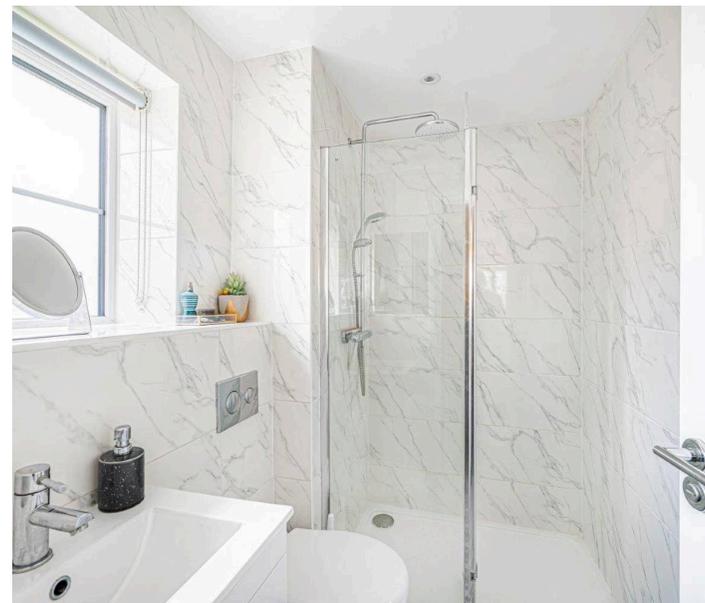
100 Gladys Avenue

Peacehaven

Immaculate semi-detached house with 3 double bedrooms, 2 bathrooms, modern kitchen, private garden, workshop, and 2 parking spaces with an EV point. Well-connected location near amenities.

This semi-detached house offers a perfect blend of comfort and style. Boasting three generous double bedrooms, including a modern bathroom, en-suite shower room, and cloakroom/WC, this property caters to both families and professionals seeking space and convenience. There is a spacious and welcoming entrance hall with under stairs storage. The bright dual aspect living room welcomes natural light throughout the day, while the modern kitchen, also dual aspect, is not only functional but provides a seamless transition to the private garden through its doors. The kitchen is fitted with an extensive range of modern Shaker style units on 3 walls and is finished with a solid worktop, recently installed by the present owners. Integrated appliances include a gas hob, double oven, dishwasher and fridge/freezer. The kitchen is large enough to accommodate a dining table.

On the first floor, all three bedrooms are a good size. Bedroom one has built in wardrobes and an En-suite shower room that has been completely refitted by the current owners. Bedrooms one and two are dual aspect and having a bathroom.



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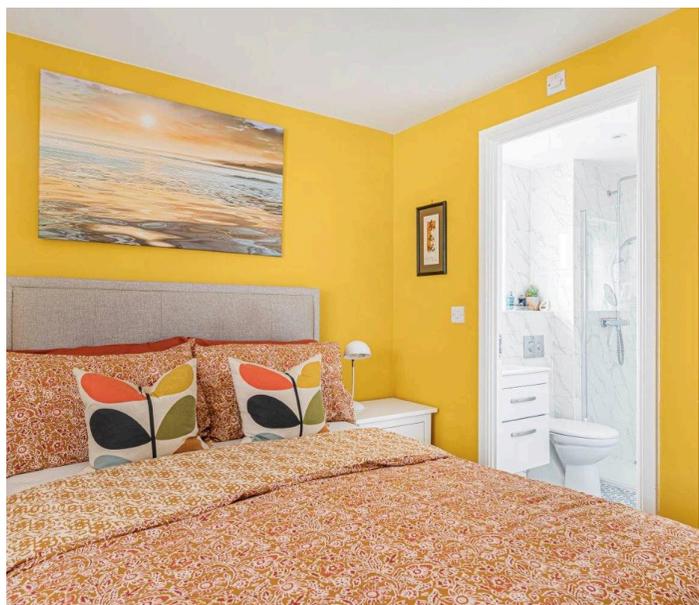
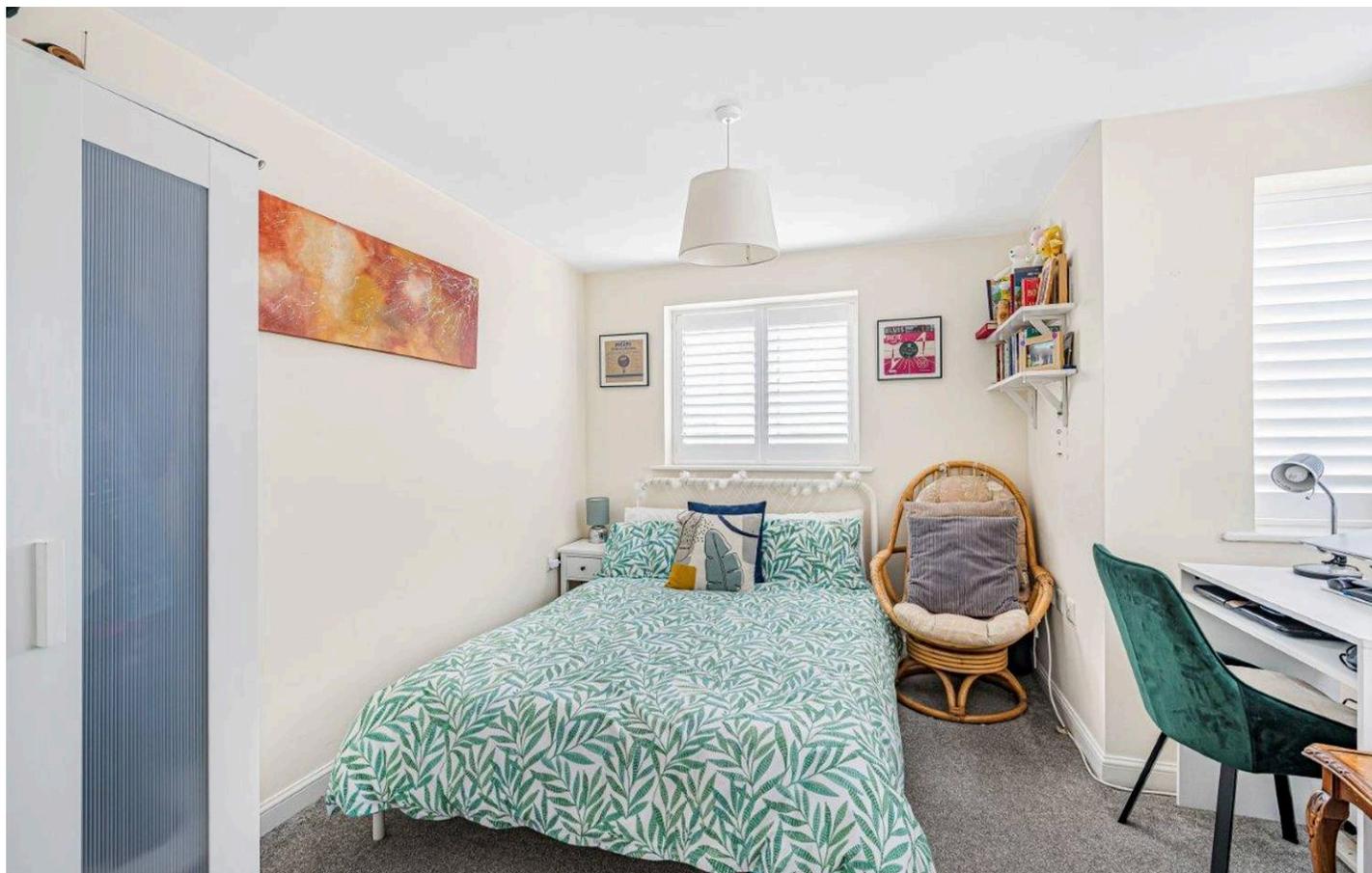
Various enhancements have been made, giving the home a fresh and contemporary finish and include stylish decoration throughout, fitted shutter blinds and attractive flooring through the ground floor. Situated in a peaceful yet well-connected location, residents can enjoy the quiet surroundings while benefitting from easy access to local amenities and transport links. To the rear of the house is a lovely park with walks, a cafe and sports facilities. The Coast road is only a few minutes walk and has an array of shops, pubs and restaurants and also has an excellent bus service providing frequent and easy access to Brighton City Centre.

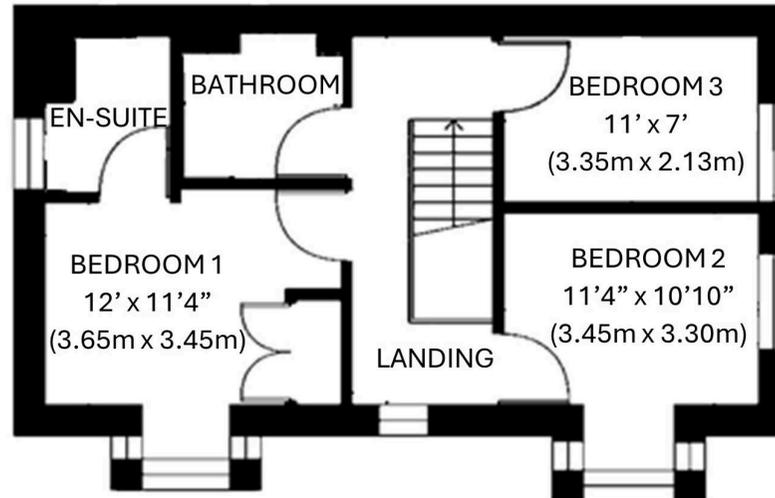
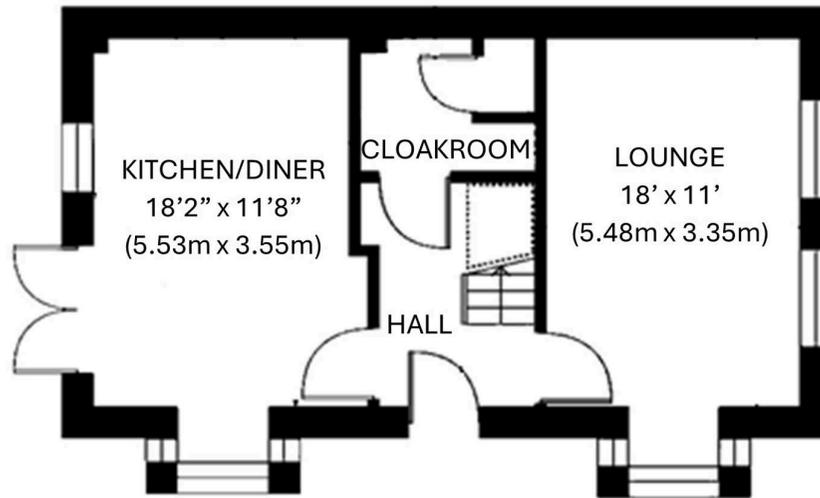
Outside, the property continues to impress with its well-maintained exterior spaces. The front garden is thoughtfully designed, enhancing the property's kerb appeal, while the rear garden offers a private retreat for residents to enjoy outdoor activities or simply unwind. The garden features a patio area perfect for al fresco dining, as well as a decked area for lounging in the sun. Additionally, a spacious workshop has power and light and provides useful storage. The attention to detail in the garden design reflects the care and maintenance the property has received. The property includes two parking spaces next to the house, one of which is equipped with an EV point.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Carruthers and Luck Sales and Lettings

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