

3  
BED

# Spacious Family Home, West Facing Garden

54, Gladys Avenue, PEACEHAVEN, BN10 8RN



Price £399,995

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)

54 Gladys Avenue, BN10 8RN  
 Approximate Gross Internal Floor Area = 103.28 sq m / 1112 sq ft  
 Annexe Area = 24.41 sq m / 263 sq ft  
 Outbuilding Area = 12.05 sq m / 130 sq ft  
 Total Area = 139.74 sq m / 1505 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

This spacious, older-style detached home is situated in a highly desirable location and is the perfect family home. Ideally positioned, the property is within a short walk of the South Coast Road, providing regular bus services between Brighton and Eastbourne, making it perfect for commuters and those wanting easy access along the coast.

Just moments away, the cliff top offers breathtaking sea views, with nearby steps providing direct access down to the beach. Local shops and schools are also within easy reach, further enhancing the appeal of this excellent location.

The front door opens into a welcoming entrance hall, providing access to all principal rooms. To the rear, the dual aspect lounge/dining room is a particularly bright and spacious area, benefitting from sunlight throughout the day. There is ample room for both living and dining furniture, while patio doors open directly onto the west-facing rear garden.

The adjacent west facing refitted kitchen is well-appointed, offering a range of storage units, contrasting work surfaces, and space for appliances. A window overlooks the rear garden and a door to the side access both the front and rear gardens.

The ground floor also features a generously sized principal bedroom, along with a spacious bathroom/WC fitted with a bath, WC, and wash basin, plus the added convenience of a separate WC.

Upstairs, there are two further well-proportioned bedrooms, both south-facing and enjoying rooftop views towards the English Channel. A refitted shower room/WC completes the first-floor accommodation.

Externally, the front garden is designed for low maintenance, and a long private driveway provides ample off-road parking. The west-facing rear garden features a lawn area and raised deck—ideal for relaxing or entertaining and a large brick-built storage shed. A separate building is ideal as a home office/workshop, perfect for those working from home/business or offers the potential to become a separate annexe.



EPC Rating - C  
 Council Tax Band - D

moreinfo...

Phillip Mann Peacehaven Office  
 226-230 South Coast Road, Peacehaven, BN10 8JR  
 01273 586622



To see more details on this & all our homes go to [www.phillipmann.com](http://www.phillipmann.com)