



**Guide Price**  
**£475,000**

**Freehold**

4x  3x  1x 

**Linnet Crescent,  
Peacehaven, Brighton,  
East Sussex, BN10**

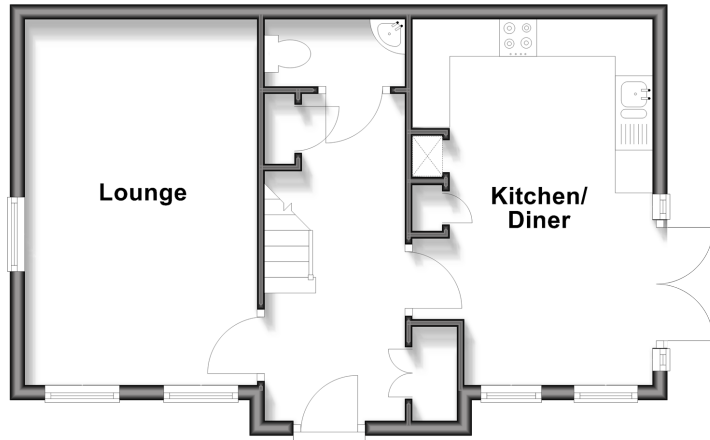
**OVER 60?**

Secure this property  
for up to **59% less!**

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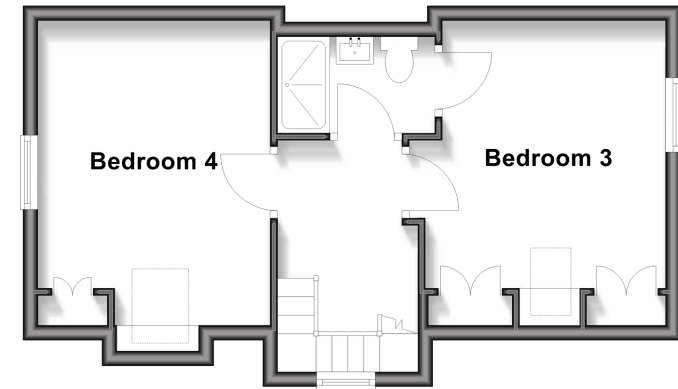
## Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



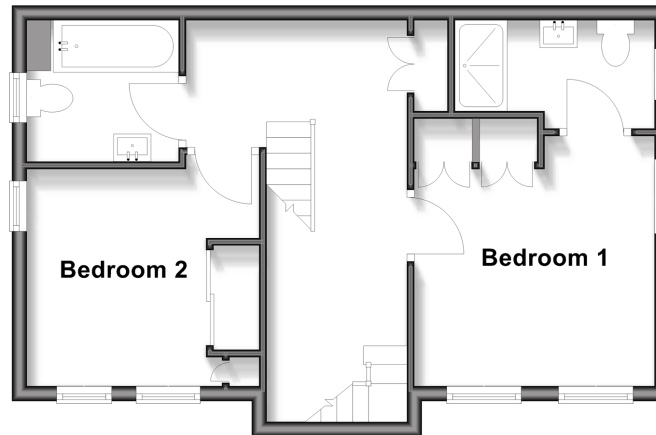
## Second Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'8 x 10'2 (5.39m x 3.10m)

Kitchen/Diner: 17'8 x 10'5 (5.39m x 3.18m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 17'5 x 8'10 (5.31m x 2.69m)

Family Bathroom

Bedroom 2: 10'4 x 10'3 (3.15m x 3.13m)

Ensuite

### SECOND FLOOR

Landing

Bedroom 3: 11'9 x 10'3 (3.58m x 3.13m)

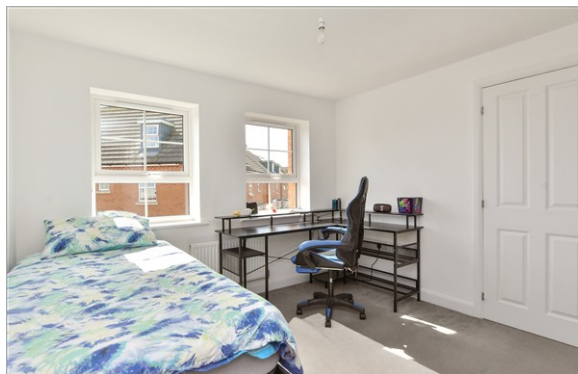
Bedroom 4: 10'3 x 9'10 (3.13m x 3.00m)

### OUTSIDE

Garage

Driveway

Front and rear gardens



## Main features

- Modern kitchen/diner with doors leading to the rear garden
- Two ensuite shower rooms, one family bathroom and a cloakroom perfect for a growing family or hosting
- Good size lounge with lots of natural light
- Detached garage with off road parking
- Safe, enclosed, low maintained rear garden

## Nearest Schools

Primary Schools: Meridian Community Primary 0.4 miles, Hoddern Junior School 0.6 miles, Telscombe Cliffs Community Primary 0.9 miles

Secondary Schools: Peacehaven Community School 0.3

## Transport Information

Train Stations: Newhaven Town 1.9 miles, Newhaven Harbour 2.0 miles, Southease 2.4 miles

## Address

Linnet Crescent, Peacehaven, Brighton, East Sussex, BN10

## Directions

For directions to this property please contact us.



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Call Peacehaven Branch 01273 584511 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



EPC RATING



31811110/20260523/CA/DGK