



44 Rowe Avenue, Peacehaven, BN10 7PF
£350,000

CarruthersandLuck
SalesandLettings



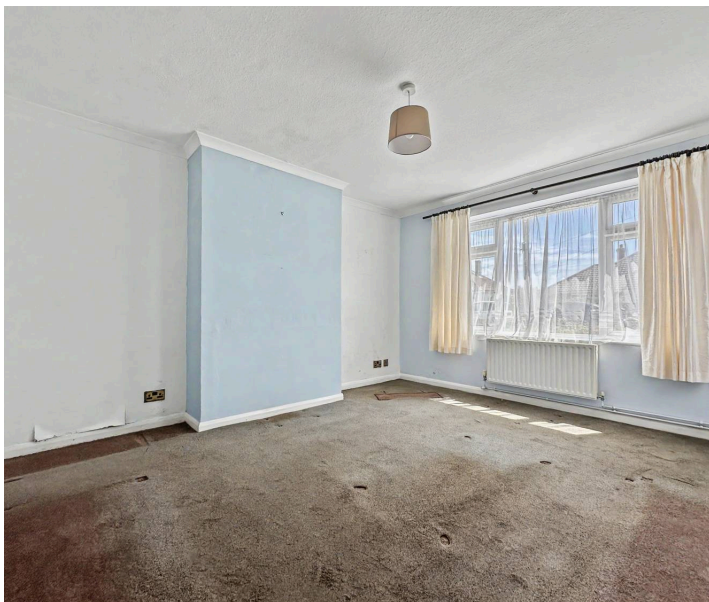
44 Rowe Avenue

Peacehaven

This detached bungalow presents an exceptional opportunity for those seeking a bright property now in need of modernisation. Offering two well-proportioned bedrooms, a shower room, and a spacious living room, the property boasts a thoughtfully arranged layout ideal for comfortable living. The hub of the home is the good size kitchen diner, fitted with white units and space for appliances. The kitchen also enjoys direct access to the garden via sliding doors, seamlessly blending indoor and outdoor living - a major draw for those who love to entertain or relax in the fresh air.

The living room can be found on the front of the bungalow and enjoys a dual aspect outlook. Both bedrooms are doubles and offer plenty of space for all necessary furniture. The shower room is fitted with a walk-in shower, basin, WC, and built-in storage that houses the boiler.

Externally, the bungalow sits on a generous plot with a front garden, driveway, and garage. At the rear, the west facing garden would make a great project for someone and can become a fantastic place to be.



44 Rowe Avenue

Peacehaven

Practicality is matched by potential in this detached bungalow, with flexible spaces that could be adapted to suit a variety of needs. The garden size and layout make it ideal for families, gardening enthusiasts, or those seeking peaceful outdoor retreats. The location combines tranquil residential living with easy access to local amenities, parks, shops, and transport links, ensuring convenience for everyday life and swift connections to the nearby Brighton City Centre. This is a rare opportunity to secure a versatile home in a sought-after setting, perfect for those looking to enjoy both comfort and the joys of outdoor living.

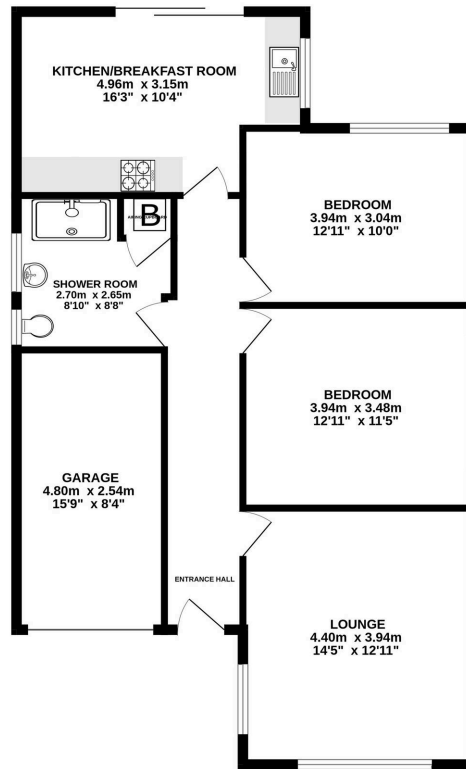
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
86.4 sq.m. (930 sq.ft.) approx.



44 ROWE AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 86.4 sq.m. (930 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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