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BED

# Fabulous Town House, Cinema Room/Office

10, Sarnia Close, Peacehaven, BN10 8FE



Price Guide £375,000

Freehold

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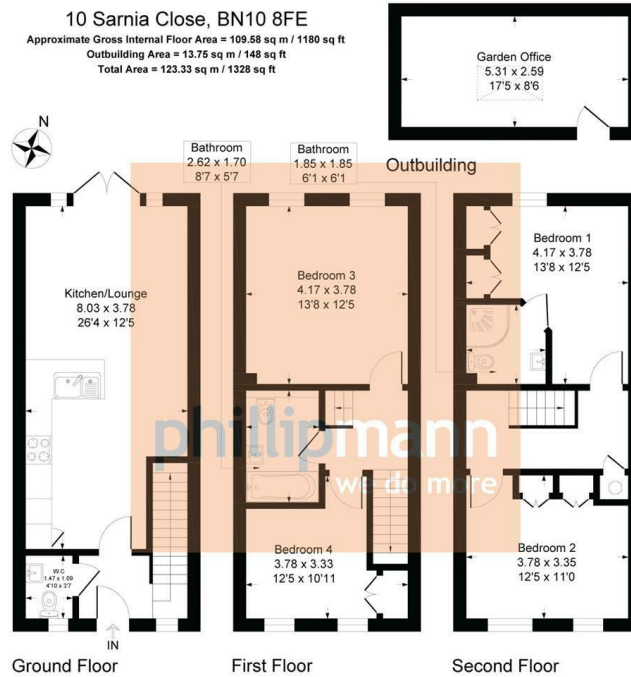


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Guide Price £375,000–£380,000. A beautifully presented three-storey townhouse offering more than 1,300 sq ft of flexible living space, including four bedrooms, two bathrooms plus an additional WC, two reception rooms, a cinema/home office, and a sunny, low-maintenance rear garden, ideally positioned within this highly sought-after coastal location.

Perfectly placed within easy reach of the cliff top promenade, countryside walks and excellent transport links into Brighton city centre and beyond, this superb home offers an enviable lifestyle for modern family living.

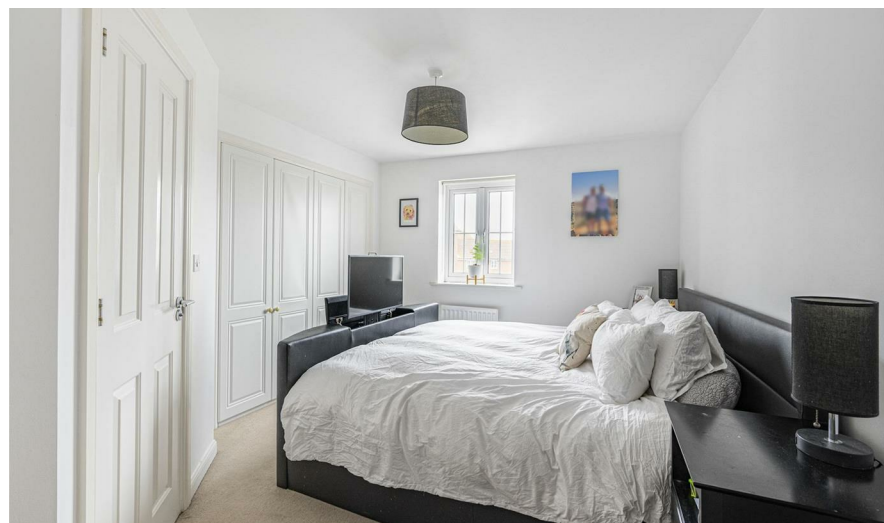
A particular highlight is the converted garage, currently arranged as a stylish cinema room/home office. Positioned at the rear of the garden, it provides an ideal peaceful retreat for remote working or relaxation.

Beautifully presented throughout in elegant neutral tones, the property offers spacious and versatile accommodation across three floors. At the heart of the home is a stunning open-plan kitchen, dining and living space, designed for both everyday living and entertaining. The contemporary kitchen features sleek cabinetry, quality work surfaces and space for essential appliances. French doors open directly onto the landscaped rear garden, creating a seamless connection between indoor and outdoor living. A stylish cloakroom/WC completes the ground floor.

The first floor offers two well-proportioned bedrooms, one of which could also serve as an additional reception room or home office, alongside a modern family bathroom/WC. Occupying the top floor are two further impressive double bedrooms, including a superb principal suite with built-in storage and a contemporary en-suite shower room/WC.

Externally, the rear garden has been thoughtfully landscaped to create a private, low-maintenance retreat featuring a patio seating area and artificial lawn — ideal for al fresco dining and entertaining.

Further benefits include off road parking to the rear of the property.



EPC Rating - C  
 Council Tax Band - D

moreinfo...



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