



**43 Slindon Avenue, Peacehaven, BN10 8ET**  
**£575,000**

**CarruthersandLuck**  
SalesandLettings



## 43 Slindon Avenue

### Peacehaven

This well presented five bedroom detached family house is ideally situated in a quiet no through road, offering a peaceful setting while remaining close to the A259 South Coast Road for easy commuting. The property benefits from excellent access to local shops, the scenic Cliff Top Promenade, and regular bus services to both Brighton City Centre and Eastbourne Town Centre, making it a convenient choice for families and professionals alike. Inside, the accommodation is both spacious and versatile, featuring a modern kitchen/dining room that seamlessly flows into a second reception room (snug) with a multi fuel burner perfect for entertaining or family gatherings. There is underfloor heating to the downstairs bedroom, bathroom, snug and kitchen/dining room.

The west facing lounge enjoys an abundance of natural light throughout the afternoon, creating a warm and inviting atmosphere. Also on the ground floor, there is a good size bedroom that could serve as a comfortable space for elderly relatives and can create a separate annexe with an ensuite shower room, or be repurposed as a home office or playroom. A contemporary ground floor shower room with a white suite adds further convenience. Large utility room having previously been the original kitchen.



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Upstairs, four well proportioned bedrooms are serviced by a luxury family bathroom with both bath and shower facilities, as well as a modern wc and a built in airing cupboard with a low level radiator.

The property also benefits from a recently installed boiler (June 2025), ensuring efficient heating and hot water throughout the year. The exterior of the property is equally impressive, offering a good size rear garden that is ideal for children's play, summer barbeques, or simply relaxing outdoors. The garden is mainly laid to lawn with a patio area, providing plenty of space for outdoor dining or entertaining guests. At the front, the property enjoys a well maintained lawn and two separate driveways providing ample off road parking.

The double garage is perfect for secure parking or additional storage and also offers potential for conversion, subject to the necessary consents, should you require further living space or a dedicated workshop, the garage also has a vehicle repair pit and electric door.

The house is named Beulah, and was built in 1927 by Charles Neville, the founder of Peacehaven for his niece to call home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Approximate Gross Internal Floor Area = 147.20 sq m / 1585 sq ft

Garage Area = 35.67 sq m / 384 sq ft

Total Area = 182.87 sq m / 1969 sq ft

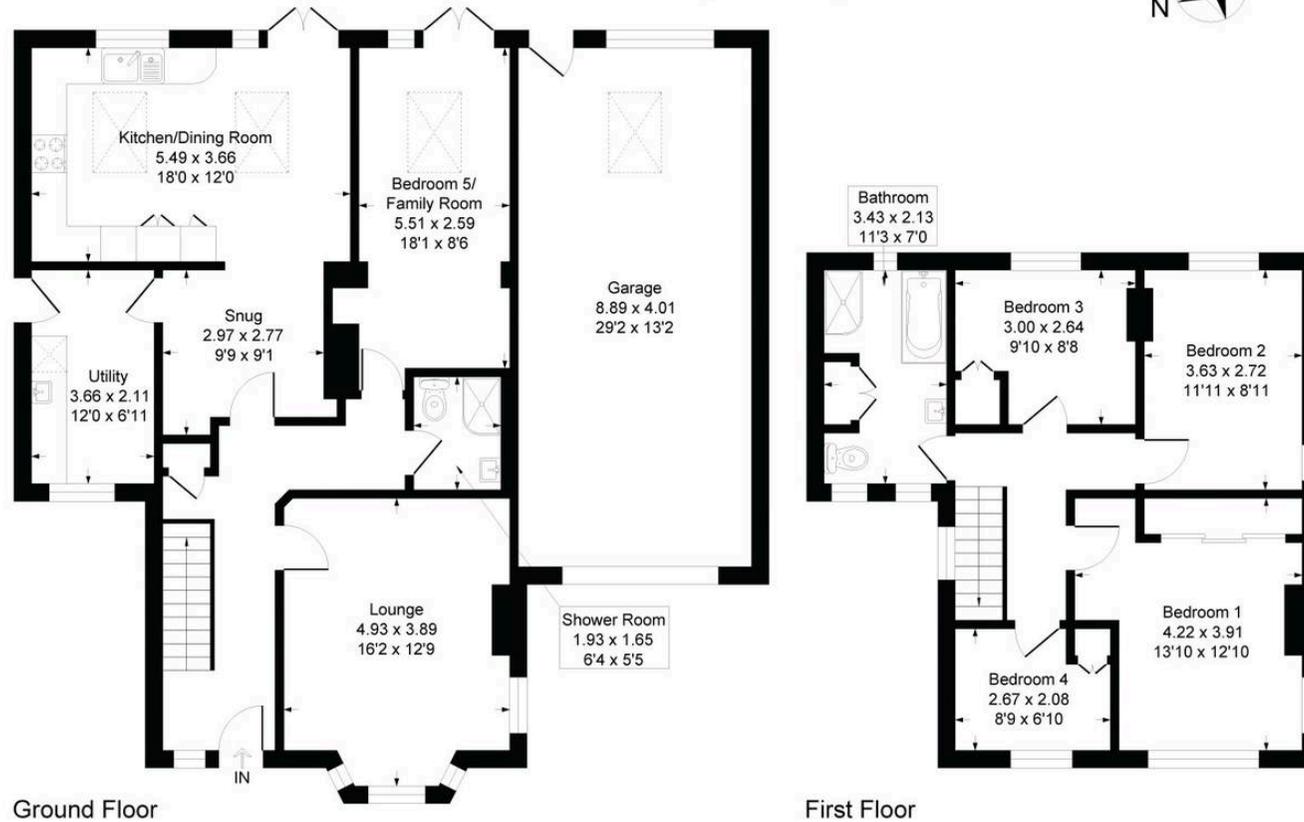


Illustration for identification purposes only, measurements are approximate, not to scale

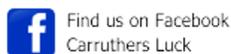
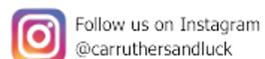
## Carruthers and Luck Sales and Lettings

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