



**Guide Price**  
**£410,000**

**Freehold**

3x  2x  1x 

**Victoria Avenue,  
Peacehaven, East  
Sussex, BN10**

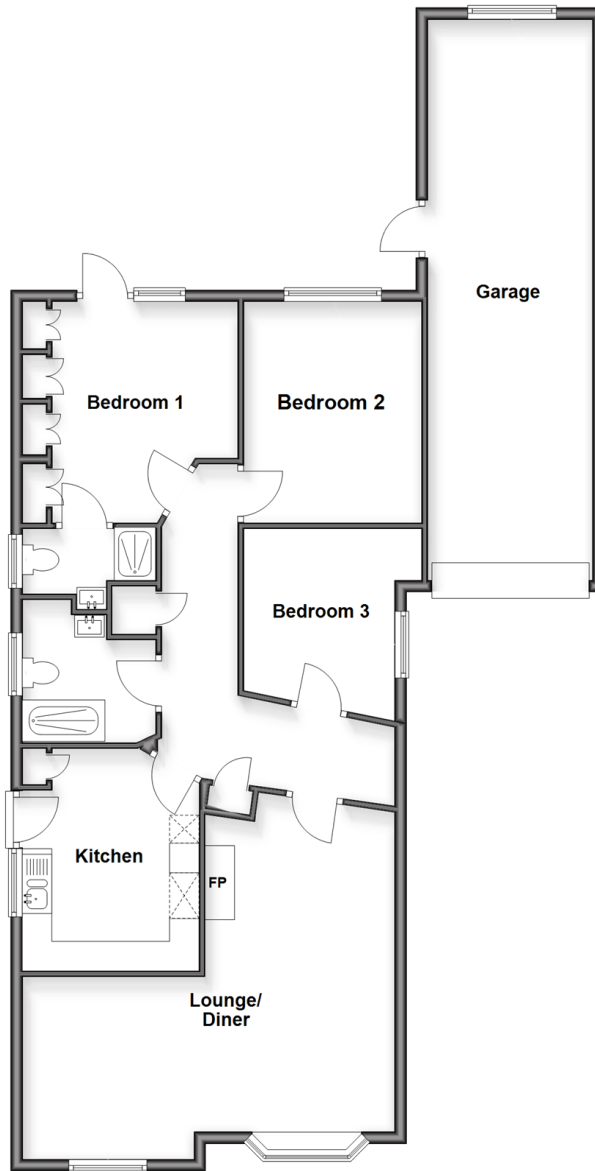
**OVER 60?**

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

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### Ground Floor

Approx. 119.0 sq. metres (1281.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: (L-shaped) 17'5 x 12'0  
(5.31m x 3.66m) plus 10'0 x 10'1 (3.05m x 3.08m)

Kitchen: 12'2 x 9'6 (3.71m x 2.90m)

Bedroom 1: 12'5 x 9'8 (3.79m x 2.95m)

En suite Shower Room

Bedroom 2: 12'2 x 9'9 (3.71m x 2.97m)

Bedroom 3: 10'4 x 8'4 (3.15m x 2.54m)

Family Bathroom

### OUTSIDE

Rear Garden

Garage: 31'0 x 9'1 (9.46m x 2.77m)

Driveway



## Main features

- Multi-functional L shaped lounge/diner with a serving hatch from the kitchen
- Modern fully fitted kitchen
- Main bedroom with an ensuite shower room
- Large driveway for several cars and access to a garage
- Good size rear garden with a nice patio area, perfect for entertaining



### Nearest Schools

Primary Schools: Hoddern Junior School 0.7 miles, Telscombe Cliffs Community Primary 1.1 miles, Meridian Community Primary 1.7 miles

Secondary Schools: Peacehaven Community School 0.6



### Transport Information

Train Stations: Newhaven Town 3.0 miles, Newhaven Harbour 3.3 miles, Seaford 4.4 miles



### Address

Victoria Avenue, Peacehaven, 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)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: **D(67)** POTENTIAL: **B(34)**

31811171/20251128/DGK/DGK