



14 Clayfields, Peacehaven, BN10 7PB
£335,000

CarruthersandLuck
SalesandLettings



14 Clayfields

Peacehaven

This four bedroom terraced house offers an impressive blend of spacious interiors and practical design, ideal for modern family living. Arranged over three levels, the property features a generous reception room adorned with neutral decor, a fireplace, and large windows allowing natural light to flood the space. French doors lead from the living area to a private balcony. The spacious kitchen benefits from tiled flooring, ample cabinetry, and French doors that open directly onto the rear patio, creating seamless indoor-outdoor living and providing a perfect setting for entertaining or relaxation, enhancing both functionality and flow. Each bedroom is thoughtfully designed, with views to the front or rear, built-in mirrored wardrobes in bedroom two, ensuring comfort, natural light, and abundant storage. The bathroom is on the third floor and comprises of a bath tub with shower over and a towel rail, while an additional WC on the second floor enhances the properties layout.



14 Clayfields

Peacehaven

The property's exterior is equally appealing, boasting an integrated garage and off-road parking for ease. The entrance, featuring a wooden door with textured glass panels, opens onto the hallway with under-stair storage and a door into the garage. The carpeted staircase and naturally lit hallways add warmth and welcome as you enter the home. The private balcony, complete with an outdoor seating area, offers views over a green space - perfect for unwinding. The west facing paved outdoor area is designed for low-maintenance living, with the possibility for further garden enhancements. Ideally situated with bus services to Brighton City Centre, local shops, schools and much more all close by. Also, with the park directly opposite the property, this makes a great location for growing families. This property provides a tranquil yet connected living environment, perfect for families or professionals seeking a combination of comfort and convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale
Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings