

Bee Road, Peacehaven, BN10 8DF
Asking Price £450,000



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Council Tax Band: D

This IMPRESSIVE home is SIGNIFICANT in size and would make a most COMFORTABLE family home. Located centrally, you will find a convenience store close by, alongside local schools and road links to Brighton and beyond.

The central front door welcomes you into a magnificent 31' entrance hall, from here all principle rooms can be accessed. Positioned to the rear is a spacious living room with patio doors that overlook the rear garden. Close by is the large kitchen/dining room which offers an excellent range of units, several work surfaces and appliance space too. Furthermore, there remains plenty of space for a dining table and chairs. Completing the ground floor are two double bedrooms which are accompanied by a modern family bathroom/wc.

The feeling of space continues to the first floor. Here you will find two further bedrooms, the main bedroom is huge and features its own ensuite shower room/wc and walk in wardrobe. The remaining bedroom is equally as large and offers built in wardrobes and an ensuite shower room/wc.

Outside space is generous with gardens to the side and rear. The rear garden comprises of a level patio with the remainder laid to level lawn. Lastly, parking will be of no concern as there is not only an integral garage but private parking too.

Living Room

19'8 x 13'7 (5.99m x 4.14m)

Kitchen/Dining Room

19'8 x 10' (5.99m x 3.05m)

Bedroom

11'7 x 8'6 (3.53m x 2.59m)

Bedroom

17'8 x 9'7 (5.38m x 2.92m)

Bathroom/wc

10'3 x 5'6 (3.12m x 1.68m)

Bedroom

21' x 14'9 (6.40m x 4.50m)

Ensuite

Bedroom

20'10 x 12'10 (6.35m x 3.91m)

Ensuite

Garage

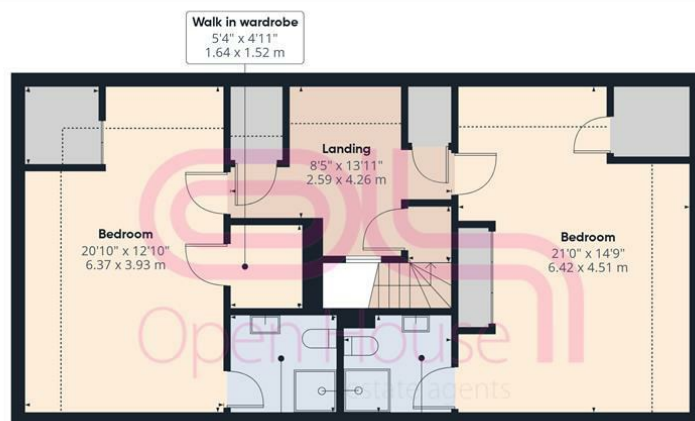
17'8 x 9'7 (5.38m x 2.92m)



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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1909 ft²
177.2 m²

Reduced headroom

151 ft²
14.1 m²

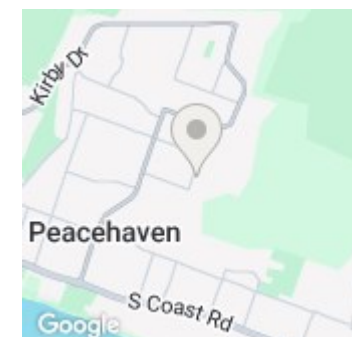
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	87
EU Directive 2002/91/EC		