



49 Bolney Avenue, Peacehaven

In Excess of **£375,000**

Carruthers and Luck
Sales and Lettings



49 Bolney Avenue

Peacehaven

Presenting an exceptional opportunity to acquire a stunning, brand new detached two-bedroom property perfectly positioned in a highly sought-after location close to local shops, convenient bus routes, and with easy access to the town centre.

This thoughtfully designed home offers a harmonious blend of contemporary comfort and practical living, making it ideal for a variety of purchasers. Upon entering, you are welcomed by an entrance hall which leads to spacious open plan living kitchen area, perfectly oriented to maximise natural light and designed for both relaxation and entertaining. The kitchen is fitted to a high standard, featuring quality integrated appliances and ample storage, seamlessly flowing into the living and dining space to create a truly sociable heart of the home.



Both bedrooms are large doubles, providing flexible accommodation that could suit couples, families, or those seeking a guest room or home office. The principal bedroom boasts its own en-suite shower room for added privacy and convenience, while a separate main bathroom and an additional ground floor shower room ensure comfort for residents and visitors alike.

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The property's layout is versatile, with rooms that can be easily adapted to suit your lifestyle needs, whether you require a second bedroom, a dedicated workspace, or a hobby room. High-quality finishes are evident throughout, from the carefully selected flooring to the contemporary fixtures in each bathroom, providing a sense of luxury and attention to detail.

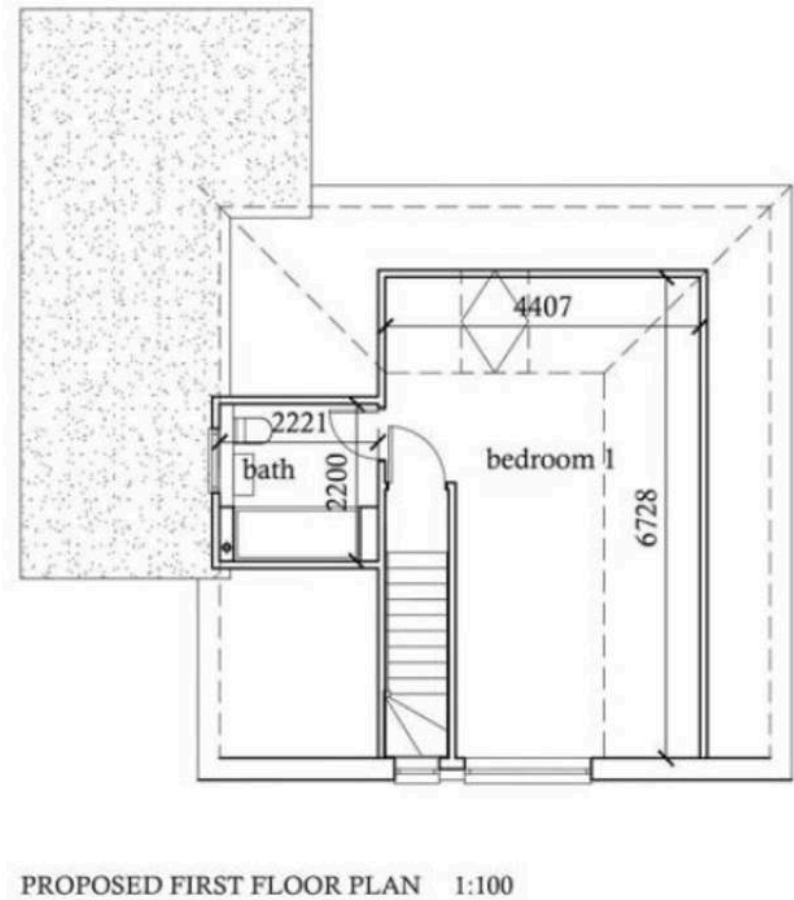
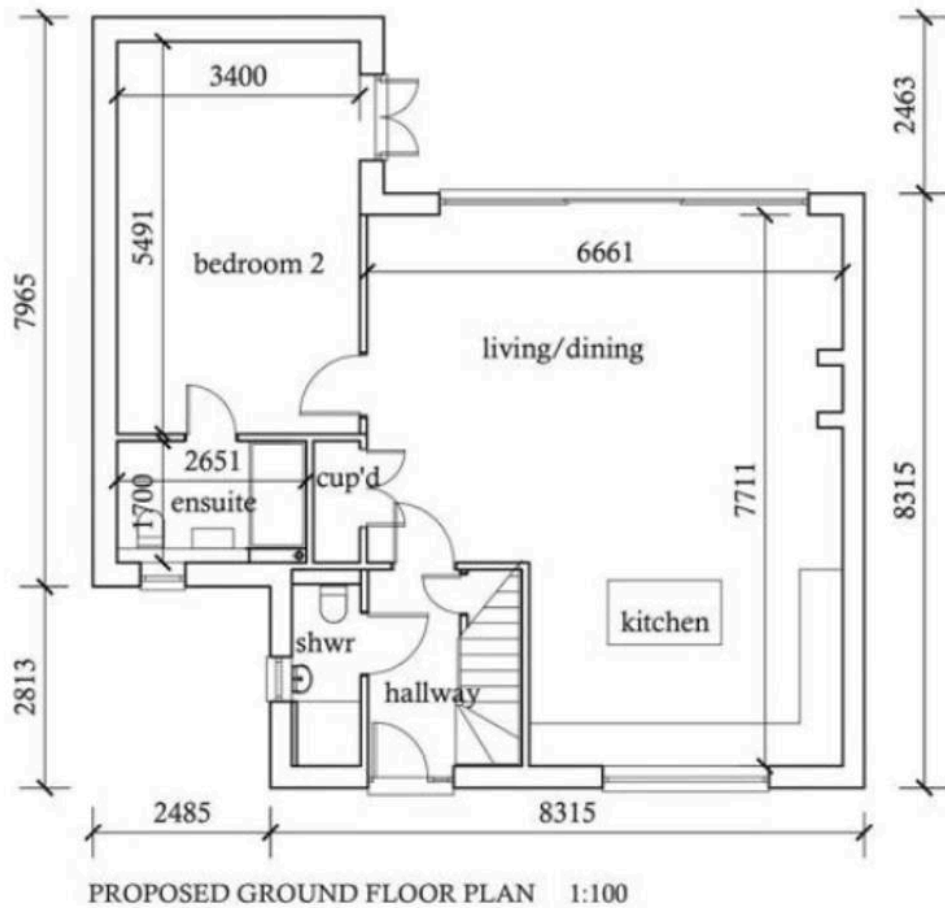
The property further benefits from off-street parking, offering secure and convenient vehicle storage. Peace of mind is assured with a 10-year warranty, reflecting the quality of construction and commitment to long-term durability. This modern chalet bungalow represents a rare chance to secure a stylish new home in a prime location, with every element designed for ease of living and future flexibility. With its proximity to essential amenities, reliable transport links, and a well-considered internal layout, this property promises a comfortable, low-maintenance lifestyle for years to come. Early enquiries are highly recommended to secure this outstanding new build.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C





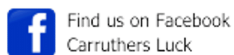
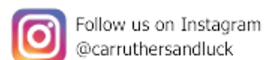
Carruthers and Luck Sales and Lettings

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