



15 Lincoln Avenue, Peacehaven, BN10 7JR
£400,000

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15 Lincoln Avenue

Peacehaven

Situated in a highly sought after location just off the seafront, this very well presented three bedroom detached chalet bungalow offers an exceptional opportunity for buyers seeking a coastal lifestyle with every convenience close at hand. Positioned within easy reach of local shops, reputable schools, and frequent bus routes every 10 minutes or so during the day and also offering a good night service, the property provides excellent access to Brighton City Centre and all the coastal towns from Eastbourne to Brighton. Cliff top walks, beach access and downland walks to the north of Peacehaven are all just a few minutes away.

The entrance hall provides a nice entrance and has doors leading to all rooms including a bright dual aspect lounge/dining room with sea views and doors leading out to the level and well maintained gardens. The Kitchen is modern and bright and includes a range of fitted base cupboards and drawers and space for all appliances a useful breakfast bar. The kitchen also benefits from a door to the rear garden.



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The outside space is equally impressive, a well maintained rear garden with a neat lawn, paved patio area and a summerhouse to the far end the garden is a blank canvas for keen gardeners to put their own mark on it. The garden enjoys a sunny aspect and boasts uninterrupted sea views, creating a tranquil setting for alfresco dining on the patio or simply unwinding with family and friends. At the front, a large driveway offers ample off-road parking for multiple vehicles and presents further potential for the addition of a detached garage or extension (subject to the necessary consents). Practical features such as secure side access, a useful storage shed, and established fencing enhance both convenience and security. The property's outdoor spaces have been thoughtfully designed to complement the coastal setting, offering a seamless transition between indoor comfort and outdoor enjoyment. This is a rare opportunity to acquire a detached home with generous rooms, sea views, and located in one of Peacehaven's best spots.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Directors: Paul Carruthers Stephen Luck



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