



102 Pelham Rise, Peacehaven, BN10 8BD
£425,000

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102 Pelham Rise

Peacehaven

Nestled in a sought-after residential area that combines tranquil countryside surroundings with exceptional convenience, this spacious detached bungalow presents an outstanding opportunity for families or those seeking versatile single-level living. With three well-proportioned bedrooms and an additional flexible room that can easily serve as a fourth bedroom, home office, or dressing room, the property offers scope to adapt to a variety of lifestyle needs.

The generous lounge and dining room is the heart of the home, featuring wide patio doors that fill the space with natural light and provide seamless access to the rear aspect, ideal for both relaxing and entertaining. The fitted kitchen is equipped with ample cabinetry and workspace thought some people may wish to update to their own taste. A family bathroom with a corner jacuzzi bath, wash basin and WC is complemented by a separate WC.



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Modern uPVC double glazing and gas central heating ensure comfort throughout the seasons, while the property's practical layout is designed for ease of living. The conservatory provides additional living space. The attached garage offers secure storage or parking and has a remote control roller door.

Situated within easy reach of reputable schools and reliable bus routes, the home allows swift access to Brighton city centre as well as the surrounding countryside, making it an ideal base for commuters and families alike. Although some modernisation is now required, the bungalow is offered with no onward chain, presenting a rare chance to personalise and add value in a prime location.

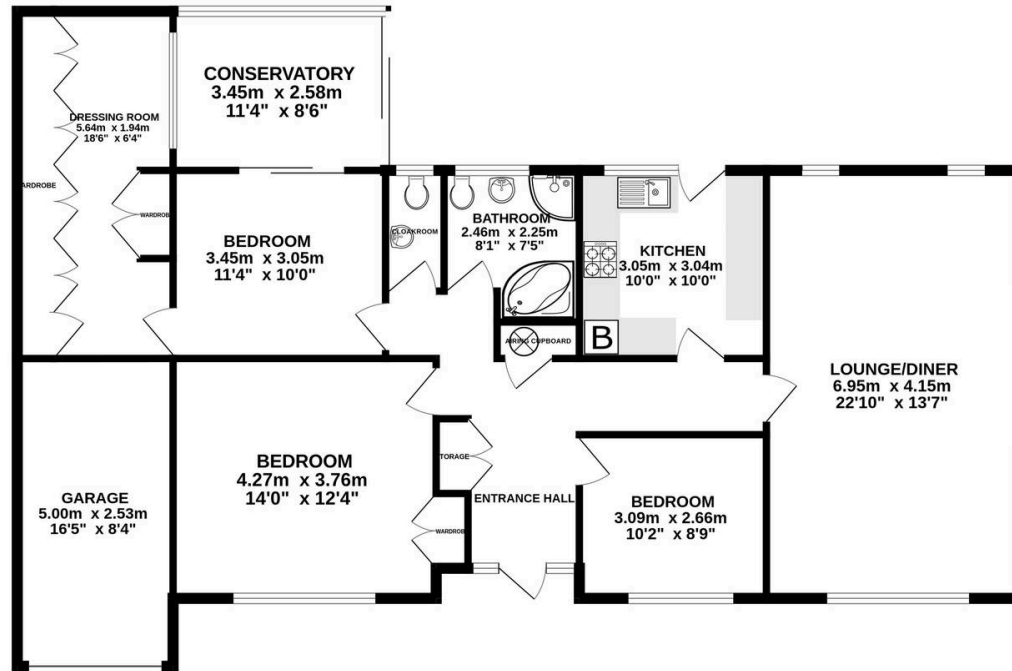
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



GROUND FLOOR
130.5 sq.m. (1405 sq.ft.) approx.



102 PELHAM RISE PEACEHAVEN

TOTAL FLOOR AREA: 130.5 sq.m. (1405 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Carruthers and Luck Sales and Lettings

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