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BED

# Deceptively Spacious, Convenient Location

27a, Friars Avenue, Peacehaven, BN10 8SB



Price £399,950

Freehold

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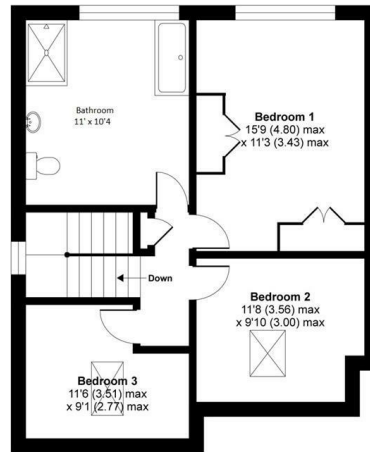
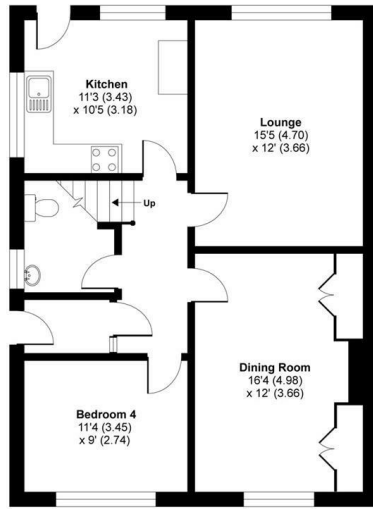
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**Friars Avenue, Peacehaven, BN10**

Approximate Area = 1379 sq ft / 128.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Phillip Mann Estate Agents. REF: 717135

**inbrief...**

Tucked away just moments from the coast, this beautifully extended home offers the perfect blend of space, flexibility and lifestyle. With cliff-top walks, local amenities and excellent road links to Brighton all within easy reach, this is a home that effortlessly combines convenience with coastal charm. From the moment you step into the wide and welcoming entrance hall, there is an immediate sense of light and space. The rear lounge is a calm and inviting retreat, bathed in natural light and enjoying uninterrupted views of the garden — the ideal setting for relaxed evenings or cosy winter afternoons.

Nearby, the separate dining room provides a wonderful space for entertaining, family celebrations or everyday meals. For those seeking modern open-plan living, the layout offers exciting potential to create an impressive through room, perfectly suited to contemporary family life.

Flexibility is a key feature of this home. A generous ground floor bedroom offers options as guest accommodation, a peaceful home office or playroom. The kitchen, positioned at the rear, is both practical and well-proportioned, with direct access to the garden — perfect for summer barbecues and children running freely between inside and out. A convenient ground floor WC completes the level. Upstairs, the feeling of space continues. The principal bedroom is a tranquil sanctuary overlooking the garden, complete with built-in wardrobes. Two further bedrooms to the front provide comfortable accommodation for family or guests. The family bathroom is stylishly appointed with a modern suite, separate shower and neutral finishes, creating a relaxing space to unwind.

Outside, the property truly comes into its own. The generous rear garden offers a large level lawn framed by mature trees and established planting, creating privacy and a wonderful backdrop for outdoor living. A paved patio area provides the perfect setting for alfresco eating. To the front, a private driveway ensures convenient parking.



**EPC - C**  
**Council Tax Band - D**

**moreinfo...**

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