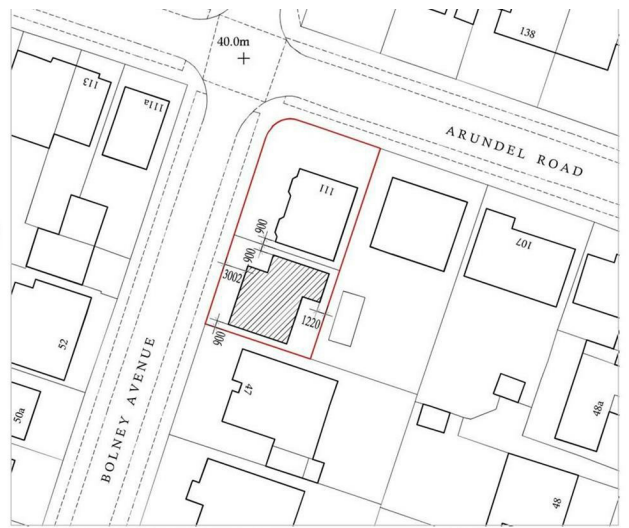


2
BED

New Build Detached House in a Central Location

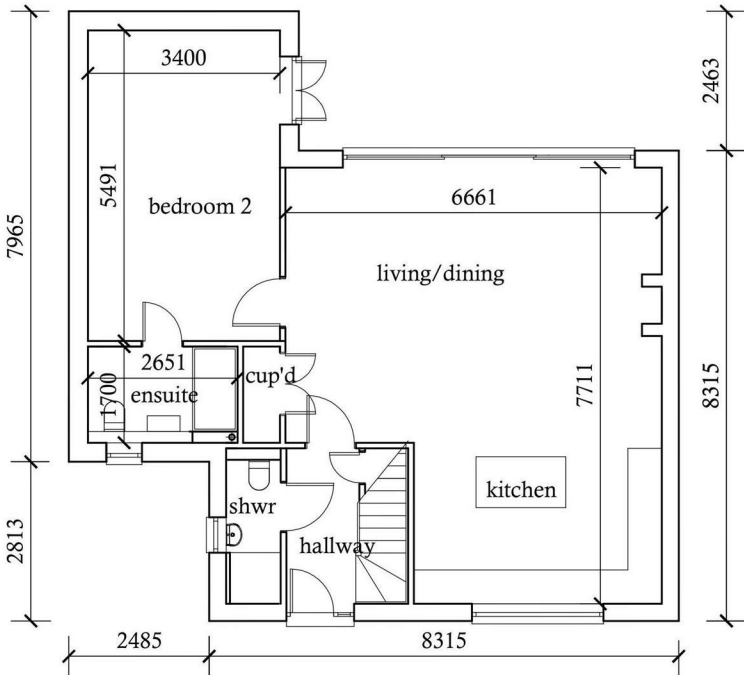
49, Bolney Avenue, Peacehaven, BN10 8HG



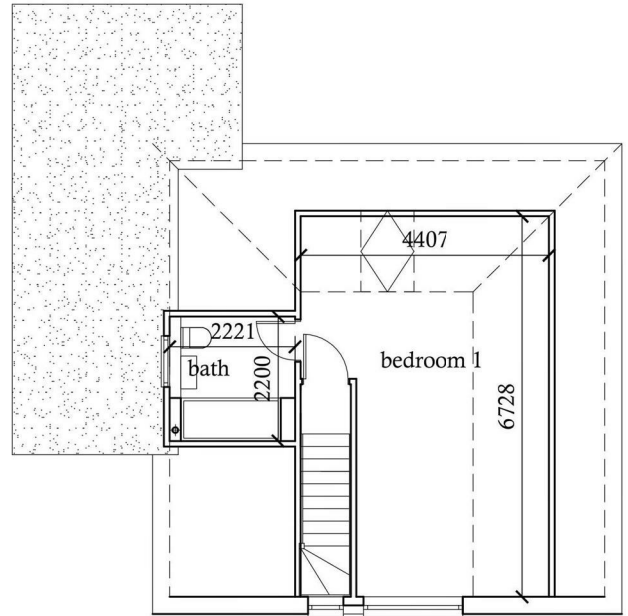
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PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

inbrief...

*** Available - Early Summer 2026 ***

Grab this fantastic opportunity to acquire this BRAND NEW and CONTEMPORARY two bedroom detached house situated in this extremely DESIRABLE location. The property is located within walking distance of the main coastal road, cliff top walks with views of the Sussex Coastline and access to the beach. Furthermore local shops, facilities, local Primary and Secondary Schools and bus routes to Brighton and beyond can also be found close by.

Situated on a level plot, this rarely available new build house ticks all your boxes. Main features include: a low maintenance garden, block paved driveway, two double bedrooms with three bathrooms and a high specification kitchen nestled in a spacious open plan living area. Further conveniences include: a heat pump, underfloor heating and an electric vehicle (EV) charging point.

The front door opens in a inner hallway from which stairs lead to the first floor and ground floor accommodation flows beautifully. The superb open plan living space is incorporates a modern fitted high specification kitchen with a great range of integrated appliances, units for storage and ample work surface. The living space is extremely spacious and you will find plenty of space for a large dining table and chairs as well as all of your soft lounge furnishings. Doors overlook and afford access onto the rear garden. Two spacious double bedrooms are present, both with en-suites. The master suite solely located on the first floor offering versatile accommodation choices. Finally an additional cloakroom with shower completes the property.

If you are looking for a low maintenance spacious property with countless benefits, take advantage of this rare opportunity and book a viewing whilst back available!



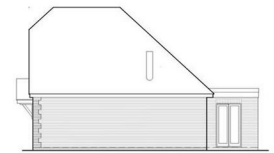
PROPOSED FRONT ELEVATION 1:100 West facing



PROPOSED SIDE ELEVATION 1:100 North facing

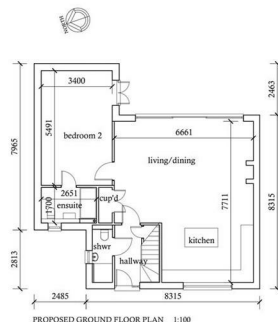


PROPOSED REAR ELEVATION 1:100 East facing

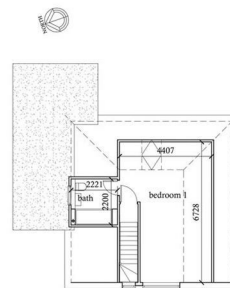


PROPOSED SIDE ELEVATION 1:100 South facing

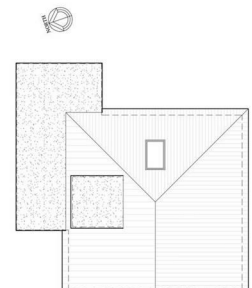
Rev. C: Window positions adjusted July 2023 Rev. B: Final elevation window annotations to reflect floor plan June 2023 Rev. A: Final top added to roof March 2023 Proposed: PROPOSED NEW 2 BED DWELLING Drawing Description: PROPOSED ELEVATIONS Location: Land to the rear of 111, Arundel Road, PEACEHAVEN BN10 8HE
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PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED ROOF PLAN 1:100

Proposed: PROPOSED NEW CHALET STYLE DWELLING Drawing Description: PROPOSED FLOOR & ROOF PLANS Location: Land to the rear of 111, Arundel Road, PEACEHAVEN BN10 8HE
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EPC - TBC

Council Tax Band - TBC

moreinfo...

Phillip Mann Peacehaven Office
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