



18a Southdown Avenue, Peacehaven, BN10 8PN
£525,000

Carruthers and Luck
Sales and Lettings



18a Southdown Avenue Peacehaven

Set on a peaceful no through road on the highly sought after south side of the A259 South Coast Road, this spacious and immaculately presented four bedroom detached home offers an exceptional standard of accommodation within easy reach of the Cliff Top Promenade, local shops and frequent bus services to both Brighton and Eastbourne. The heart of the home is a newly fitted kitchen and breakfast room, featuring an integrated dishwasher, a Smeg range cooker, and a floor to ceiling larder cupboard, providing both style and practicality for family living or entertaining. The west facing lounge is flooded with natural light, creating a warm and inviting atmosphere that is perfect for relaxing at the end of the day, while the versatile fourth bedroom, also west facing, is currently arranged as a dining room and could easily serve as a home office or guest bedroom to suit your needs.

Upstairs, the principal bedroom stands out with its own modern en-suite, a Velux balcony window that invites in the sun, and ample space for storage or a dressing area. The second bedroom also benefits from a contemporary en-suite, making it ideal for guests or older children seeking a degree of privacy. The remaining bedrooms are generously proportioned and served by a family bathroom with a modern white suite, ensuring comfort and convenience for every member of the household.



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Throughout the property, attention to detail is evident in the quality of the fixtures and fittings, from the stylish flooring to the crisp, neutral décor that provides a blank canvas for personalisation. The flexible layout allows for a variety of living arrangements, whether you require additional bedrooms, a separate workspace, or a formal dining area. The welcoming entrance hall sets the tone for the rest of the home, leading to well-proportioned rooms that offer both functionality and a sense of space.

LOUNGE 18'11" x 16'1" (5.76m x 4.90m)

DINING ROOM 16'1" x 9'1" (4.90m x 2.76m)

KITCHEN 13'7" x 13'6" (4.14m x 4.12m)

UTILITY ROOM 6'6" x 5'7" (1.99m x 1.70m)

BEDROOM 3/STUDY 13'6" x 11'4" (4.12m x 3.45m)

BATHROOM/WC 6'6" x 5'7" (1.99m x 1.70m)

BEDROOM 1 16'4" x 12'6" (4.98m x 3.81m)

EN-SUITE SHOWER ROOM/WC 8'9" x 5'10" (2.66m x 1.78m)

BEDROOM 2 17'3" x 15'7" (5.25m x 4.74m)

EN-SUITE SHOWER ROOM/WC 8'9" x 3'10" (2.66m x 1.16m)

GARAGE 19'5" x 10' (internal measurements) (5.91m x 3.06m)

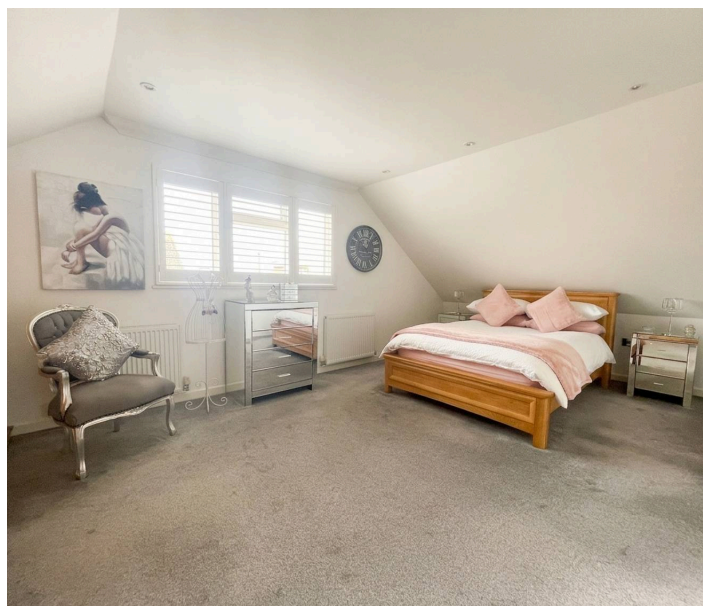
Council Tax band: E

Tenure: Freehold

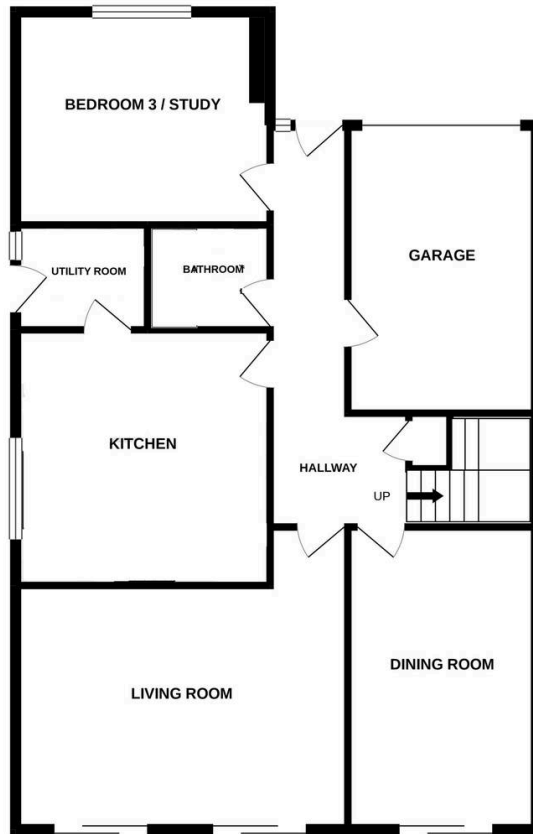
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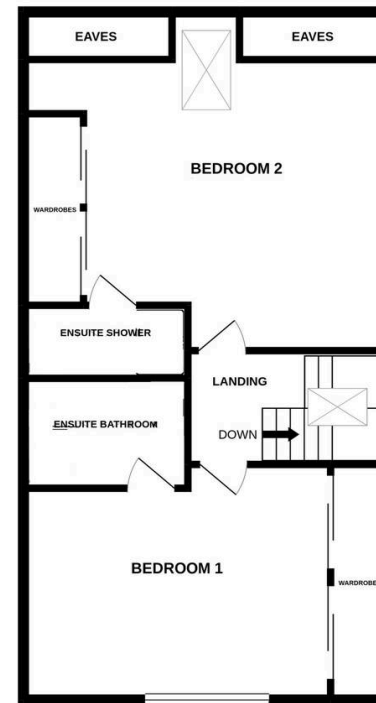
EPC Environmental Impact Rating: C



GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.4 sq.m.) 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 & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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