92 The Promenade

Peacehaven, BN10 8LN

111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

92 The Promenade

Peacehaven, BN10 8LN

Offers over £595,000

CHAIN FREE – A beautifully renovated detached home in an enviable position moments from the clifftop, offering exceptional sea views, four bedrooms and a spectacular first-floor open-plan living space with balcony.

Set in one of Peacehaven's most appealing coastal locations, this impressive detached home has been comprehensively renovated to create a bright, contemporary property that makes the most of its position beside the sea.

The house has undergone an extensive programme of improvement, including a new roof, updated electrics and new plumbing, combining the proportions and individuality of an established property with the comfort of modern living.

The standout feature is undoubtedly the expansive first-floor kitchen/living room. Measuring over 33 feet in length, this superb open-plan space is flooded with natural light and provides an impressive setting for both everyday living and entertaining. A sleek fitted kitchen sits comfortably within the room, while the generous lounge area enjoys far-reaching sea views. Doors open onto a private balcony, creating a fantastic spot to enjoy the coastal outlook.

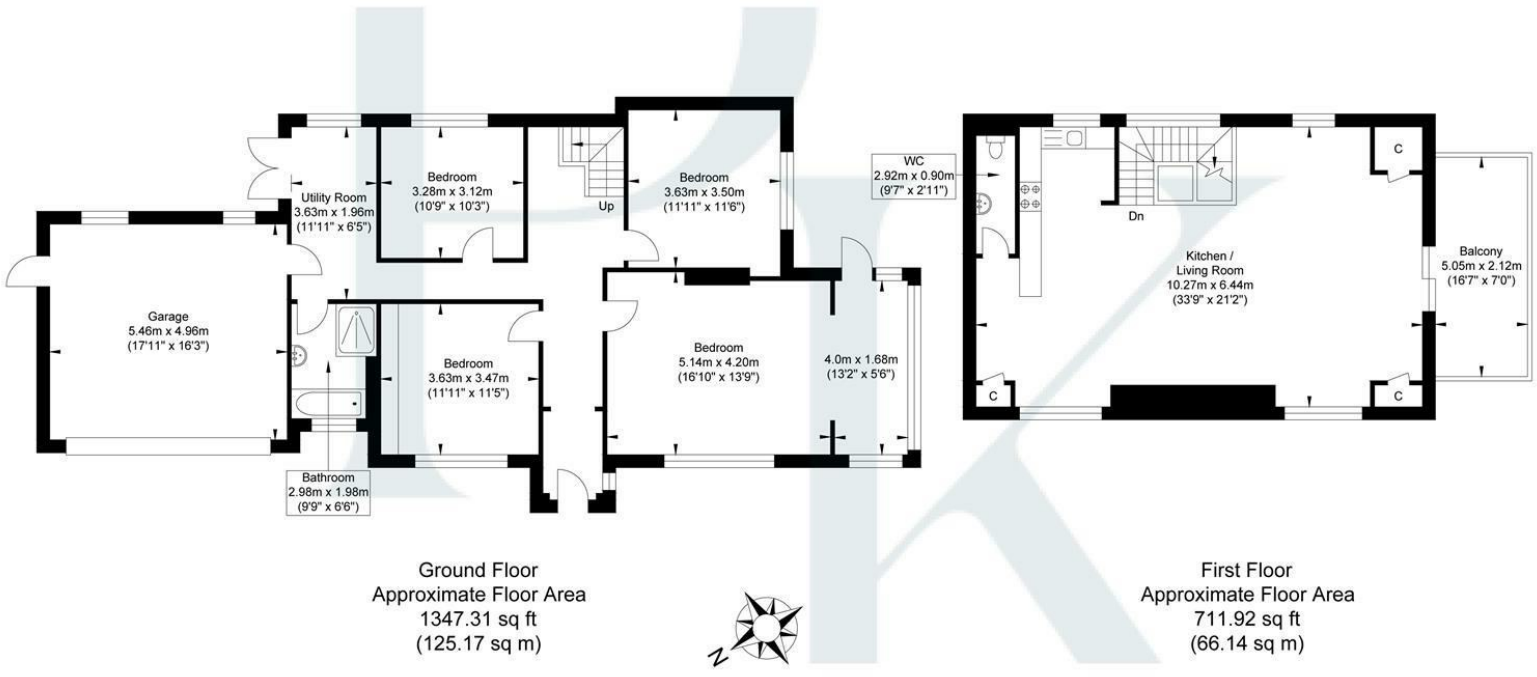
The ground floor offers equally impressive and versatile accommodation, with four well-proportioned bedrooms, including a particularly generous principal bedroom with a glazed seating area positioned to take advantage of the sea views. The remaining bedrooms provide excellent options for family, guests or home working.

A modern family bathroom serves the ground-floor bedrooms, while a separate WC on the upper floor adds further practicality.

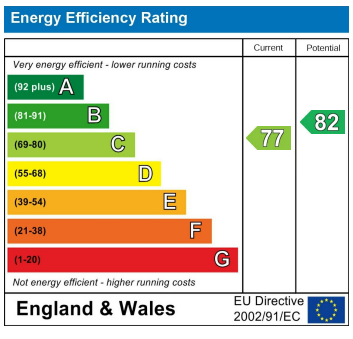
Outside, the property benefits from a private rear garden with lawn and decked areas, providing an attractive space for relaxing and entertaining. A substantial garage with both plumbing and electric installed further complements the accommodation.

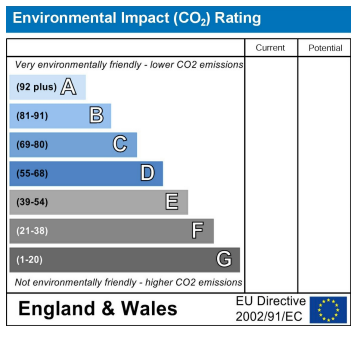
The Promenade sits moments from Peacehaven's dramatic clifftop and coastal walks, with the English Channel providing an ever-changing backdrop. Despite its peaceful seaside setting, convenient transport links provide easy access towards Brighton and the surrounding area.

Offered for sale CHAIN FREE, this is a superb opportunity to enjoy contemporary coastal living in one of Peacehaven's most striking locations. Early viewing is highly recommended.



Approximate Gross Internal Area (Excluding Garage) = 163.78 sq m / 1762.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Pearson Keehan