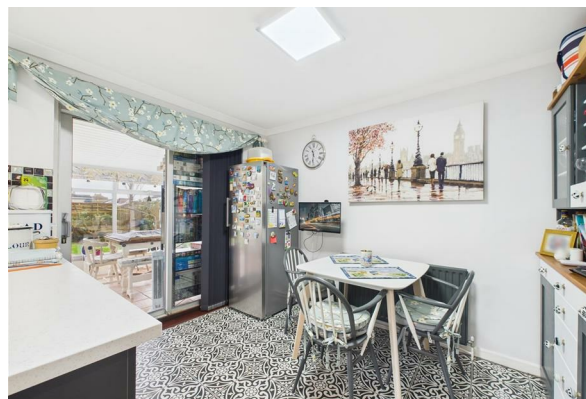


Slindon Avenue, Peacehaven, BN10 8ET  
Asking Price £499,950



Slindon Avenue, Peacehaven, BN10 8ET

Asking Price £499,950

Council Tax Band: D

Located not far from bus routes to Brighton, this lovely home presents a **SPLENDID OPPORTUNITY** to acquire a **SPACIOUS** and **WELL-APPOINTED** chalet-style house. This delightful property is situated on a peaceful no-through road, ensuring a tranquil living environment while remaining conveniently close to local amenities.

Boasting four generously sized bedrooms, this home is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for gatherings with friends and family. The modern kitchen and dining room have been thoughtfully designed, offering a stylish and functional space for culinary pursuits. Additionally, the recently refitted bathroom enhances the overall appeal of the property.

One of the standout features of this home is the conservatory, which seamlessly connects to the secluded west-facing rear garden. This outdoor space is perfect for enjoying the afternoon sun, providing a private retreat for gardening enthusiasts or those who simply wish to unwind in a serene setting.

For added convenience, the property includes an integral garage with an electric door, as well as off-road parking for two vehicles. This thoughtful inclusion ensures that parking is never a concern, a valuable asset in today's busy world.

Overall, this well-presented chalet offers generous accommodation throughout, making it a wonderful choice for anyone looking to settle in the desirable area of Peacehaven. With its blend of modern amenities and classic charm, this property is sure to impress.

**Living Room**

17'7 x 12'10 (5.36m x 3.91m)

**Kitchen/Dining Room**

19'9 x 12'1 (6.02m x 3.68m)

**Ground Floor Bedroom**

14'2 x 9'11 (4.32m x 3.02m)

**Ground Floor Bedroom**

12'11 x 9'4 (3.94m x 2.84m)

**Bathroom/wc**

9'10 x 8'10 (3.00m x 2.69m)

**Conservatory**

19'6 x 8'10 (5.94m x 2.69m)

**First Floor Bedroom**

15'4 x 9'4 (4.67m x 2.84m)

**First Floor Bedroom**

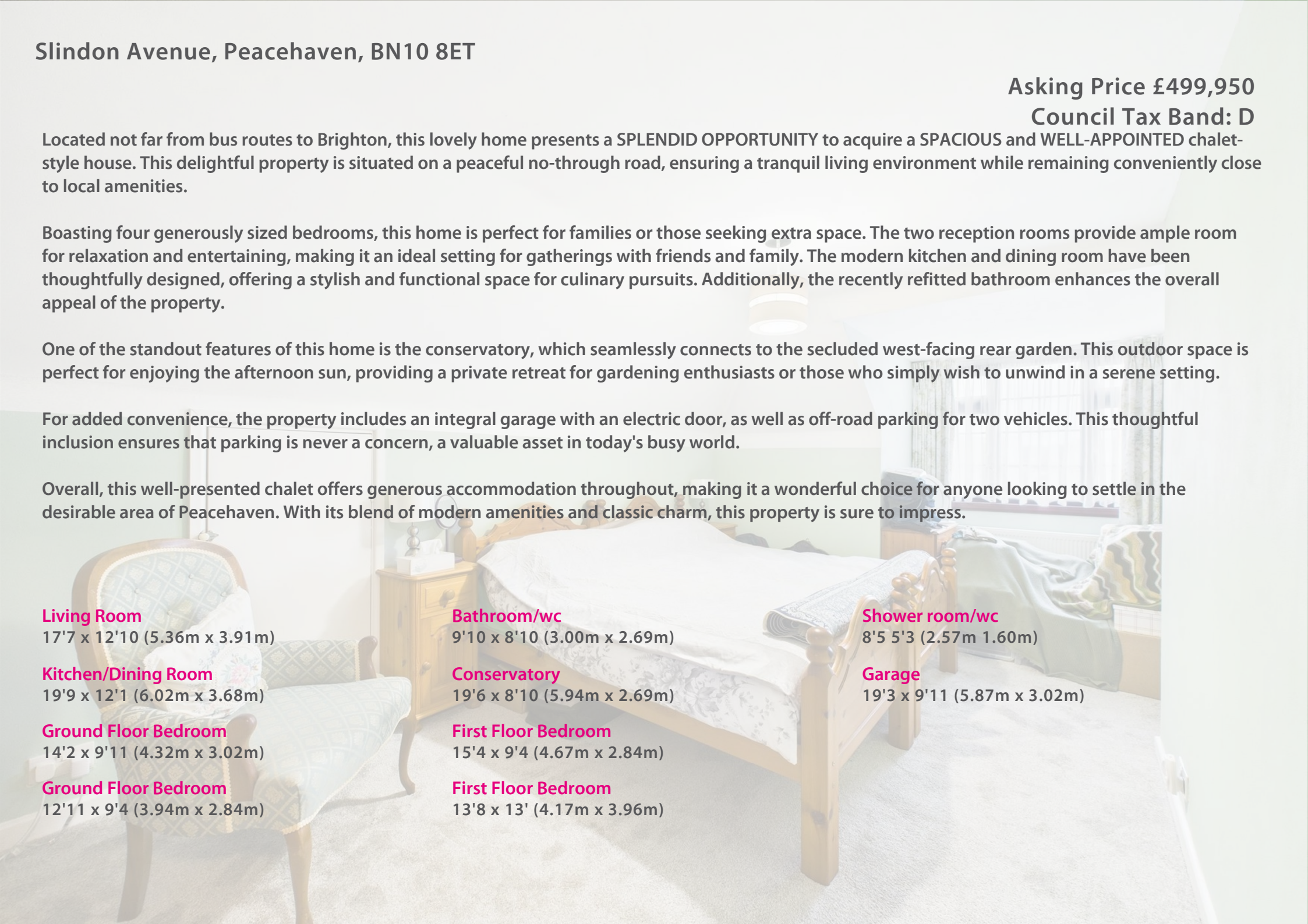
13'8 x 13' (4.17m x 3.96m)

**Shower room/wc**

8'5 5'3 (2.57m 1.60m)

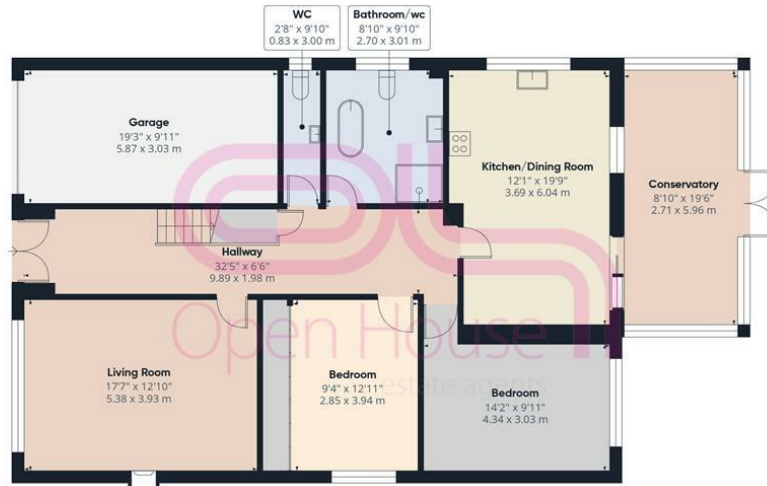
**Garage**

19'3 x 9'11 (5.87m x 3.02m)

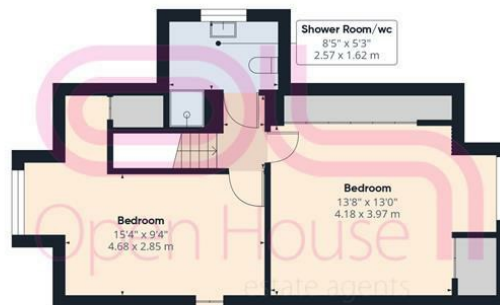




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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1975 ft<sup>2</sup>  
183.5 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		65	74
	EU Directive 2002/91/EC		