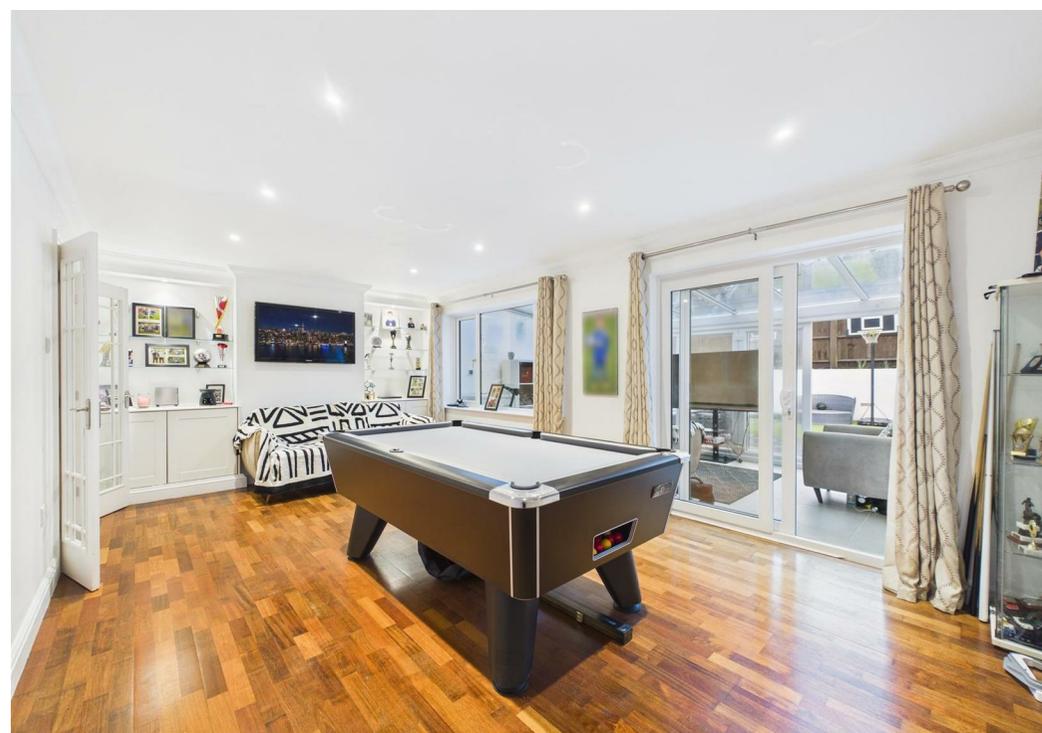


Phyllis Avenue, Peacehaven, BN10 7RQ  
Asking Price £385,000



# Phyllis Avenue, Peacehaven, BN10 7RQ

Asking Price £385,000  
Council Tax Band: C

Located on Phyllis Avenue in the charming town of Peacehaven, this exceptionally spacious semi-detached house offers a delightful blend of comfort and modern living. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The living room is both spacious and inviting, providing an ideal setting for relaxation or entertaining guests.

Adjoining the living room is a bright conservatory, which floods the home with natural light and creates a lovely space to enjoy the garden views throughout the seasons. The well-fitted kitchen and breakfast room is designed for both functionality and style, making it a wonderful area for culinary enthusiasts to prepare meals and gather with loved ones.

The house boasts a beautifully landscaped garden that is low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, the property includes a garage and off-street parking for several vehicles, ensuring convenience for you and your guests.

This bright and airy home is not just a place to live, but a sanctuary to create lasting memories. With its ideal location and ample space, it presents a fantastic opportunity for anyone looking to settle in the peaceful surroundings of Peacehaven.

## Entrance Hallway

## Cloakroom

5'1" x 3'10" (1.55 x 1.19)

## Kitchen

15'0" x 13'3" (4.59 x 4.04)

## Living Room

20'8" x 11'10" (6.30 x 3.63)

## Conservatory

16'11" x 8'2" (5.17 x 2.51)

## Stairs to First Floor

## Family Bathroom

9'4" x 6'9" (2.87 x 2.06)

## Bedroom One

18'8" x 9'9" (5.71 x 2.98)

## Bedroom Two

13'3" x 11'0" (4.04 x 3.37)

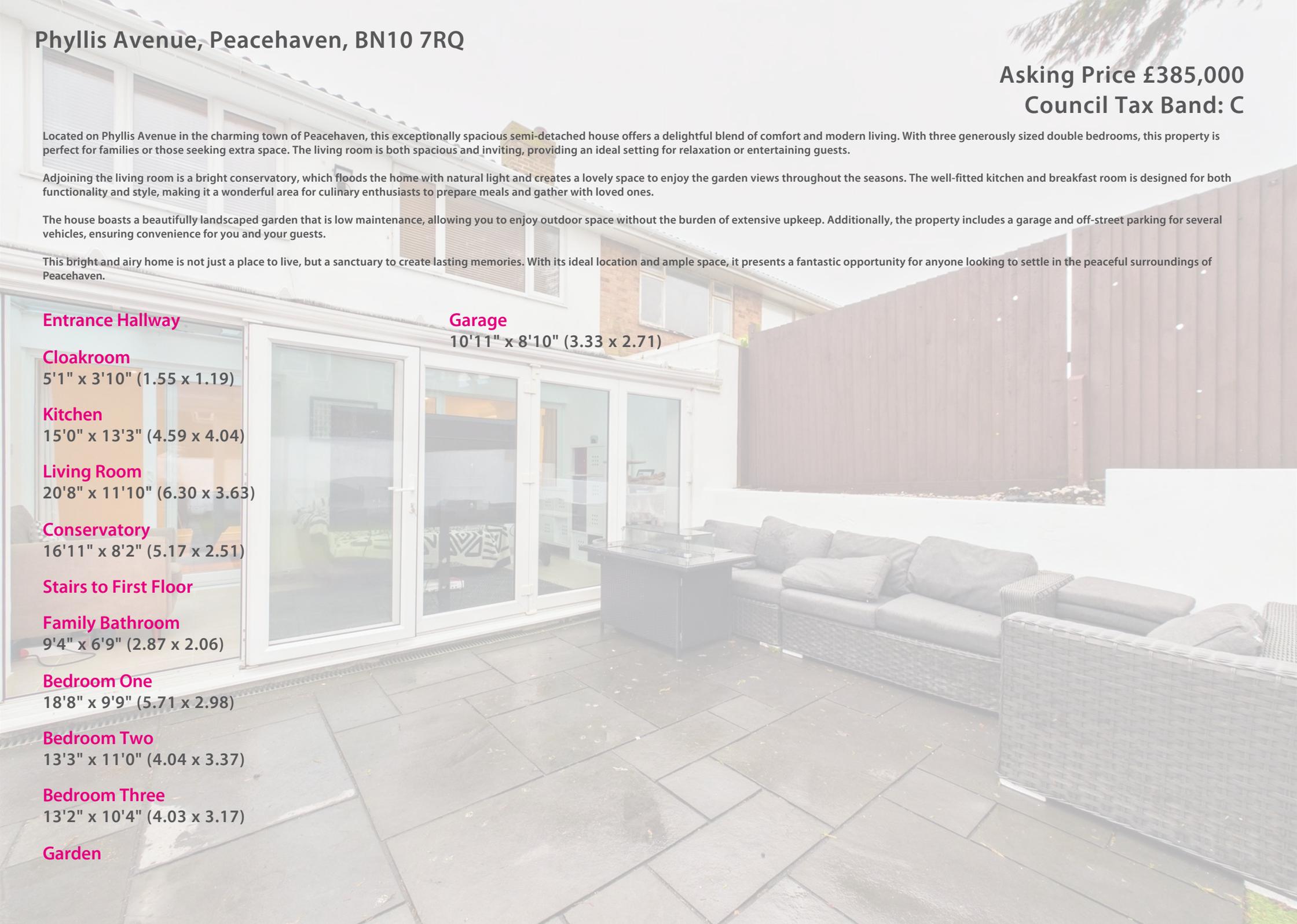
## Bedroom Three

13'2" x 10'4" (4.03 x 3.17)

## Garden

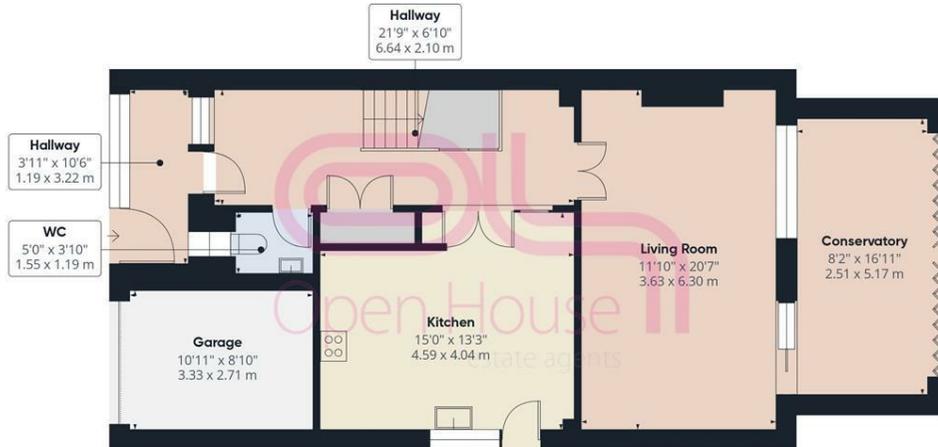
## Garage

10'11" x 8'10" (3.33 x 2.71)

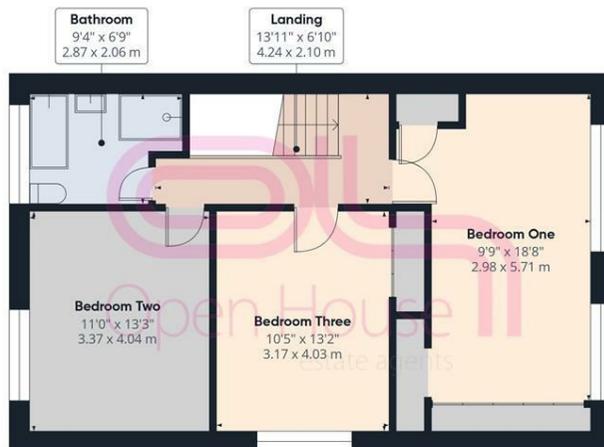




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Ground Floor



Floor 1

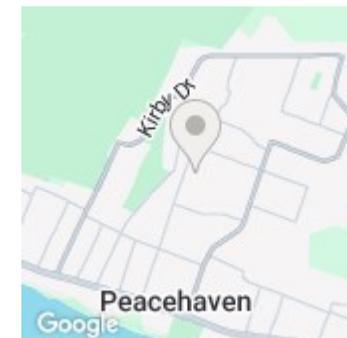


Approximate total area<sup>(1)</sup>  
1559 ft<sup>2</sup>  
144.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	