



11a Hodder Avenue, Peacehaven, BN10 7JB
£450,000

Carruthers and Luck
Sales and Lettings



11a Hoddern Avenue

Peacehaven

Occupying a prime corner plot, this impressive five-bedroom detached house combining contemporary design with outstanding functionality, making it an ideal choice for families or those seeking versatile living space. The home welcomes you with a bright and spacious open-plan reception area, where ample natural light creates a warm and inviting atmosphere. The modern kitchen is a standout feature, boasting stylish white units, an integrated oven, and a kitchen island with breakfast bar seating. This open-plan layout is perfect for entertaining or family gatherings. Double doors open onto the private garden to the side all of which is laid to lawn. On the ground floor, a south facing conservatory can also be found off of Bedroom 5.



Please note that currently, the conservatory, living room/bedroom 5, bedrooms 3 & 4, bathroom, are seperated by a small stud wall to make two seperate dwellings. The sellers currently use these as holiday lets seperatly. Naturally, if the new owner wishes to combine the two back, this would be very simple.

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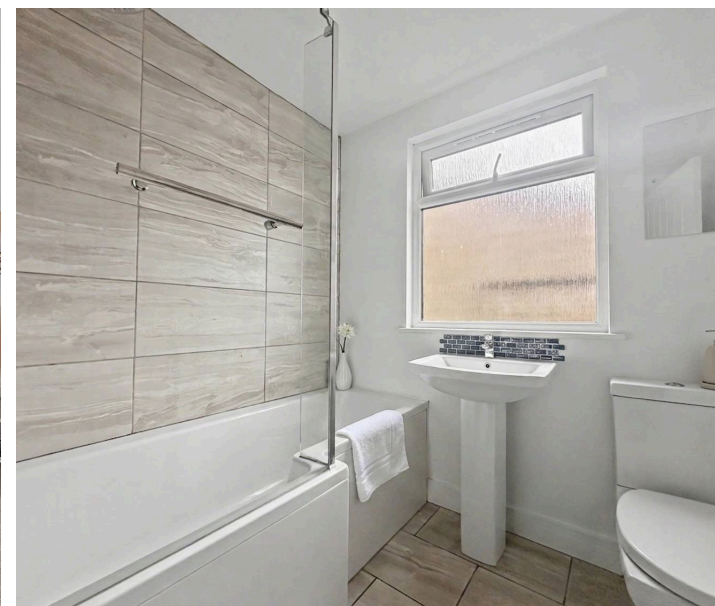
Each bedroom is designed with comfort and flexibility in mind. The property offers a mix of spacious double bedrooms, with large windows that flood the rooms with natural light. Neutral decor and plush carpeting create a calm and restful environment, while built-in wardrobes and clever storage solutions maximise practicality. The first floor provides two additional airy bedrooms, one of which with an en-suite shower room. Two contemporary bathrooms feature bath tubs, heated towel rails, and stylish tiling that adds a touch of luxury. The en-suite in bedroom one offers added privacy and convenience for guests or family members.

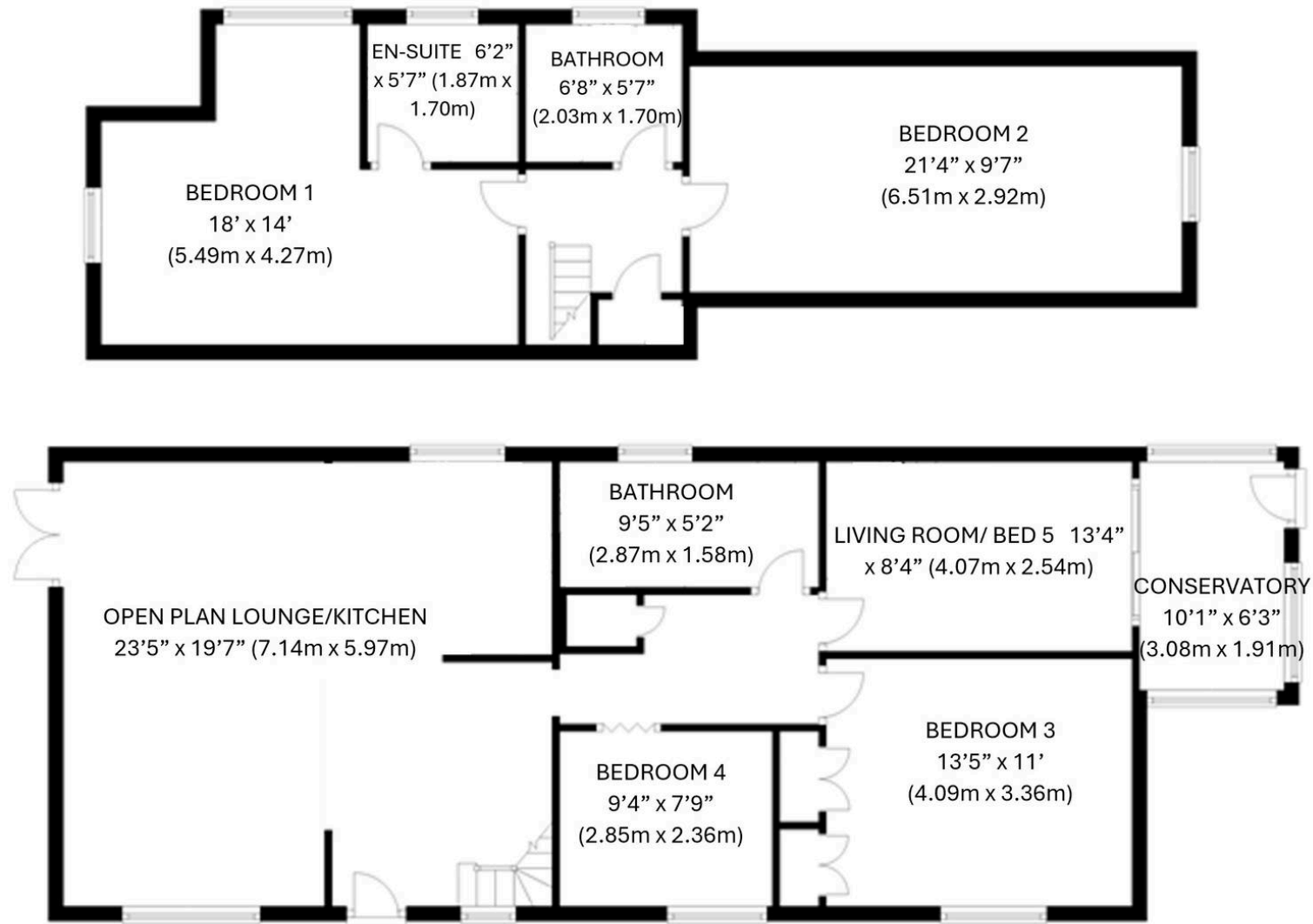
The exterior is equally impressive, featuring well-maintained gardens, privacy hedges, and a fenced boundary for peace of mind. The spacious south facing garden offers a large patio area, perfect for alfresco dining, relaxation, or entertaining, while the expansive lawn to the front provides ample space for children's play or landscaping.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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