

Broomfield Avenue, Peacehaven, BN10 7AL
Asking Price £400,000



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Council Tax Band: C

Located in the sought-after area of Telscombe Cliffs, this modern three-bedroom end-of-terrace house on Broomfield Avenue offers a delightful blend of comfort and convenience. The property boasts a spacious west-facing living and dining room, perfect for relaxing or entertaining, which flows seamlessly into a contemporary fitted kitchen. The kitchen features patio doors that lead to a low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.

The accommodation comprises three generously sized bedrooms, providing ample space for family living or guests. The family bathroom is well-appointed, and an ensuite shower room adds a touch of luxury to the master bedroom. This home is presented to a high standard throughout, showcasing modern attributes such as double glazing and gas heating, ensuring warmth and energy efficiency.

Location is key, and this property does not disappoint. It is conveniently situated close to road links to Brighton, making it an excellent choice for commuters or those who enjoy the vibrant city life. Additionally, the nearby cliff-top walks offer stunning views and a chance to enjoy the natural beauty of the area.

In summary, this well-presented house is an ideal family home, combining modern living with a desirable location. Do not miss the chance to make this lovely property your own.

Living/Dining Room

27'3 x 11' (8.31m x 3.35m)

Kitchen

11' x 10'10 (3.35m x 3.30m)

Bedroom One

17' x 8' (5.18m x 2.44m)

En Suite

Bedroom Two

10'7 x 7'8 (3.23m x 2.34m)

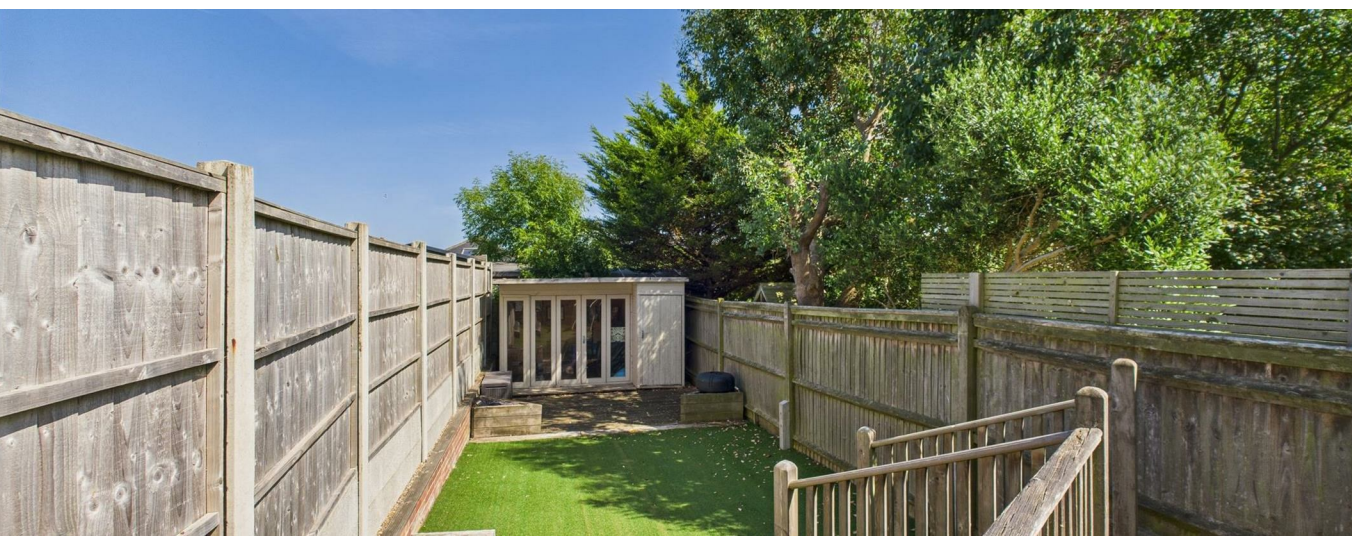
Bedroom Three

12'6 x 7'6 (3.81m x 2.29m)

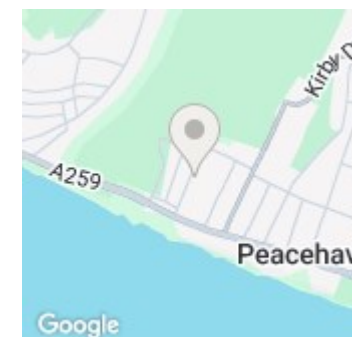
Bathroom

7'3 x 6' (2.21m x 1.83m)





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