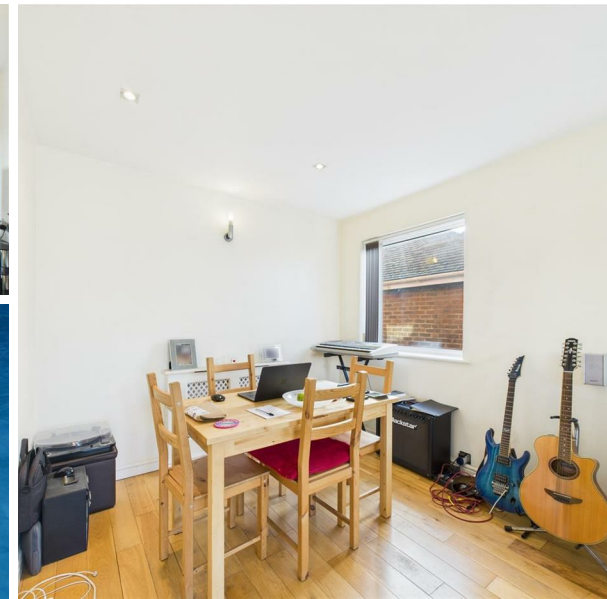
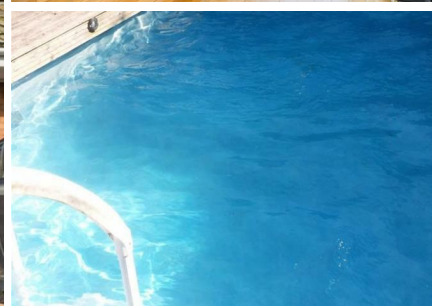


Rowe Avenue, Peacehaven, BN10 7PF  
Offers Over £360,000



Rowe Avenue, Peacehaven, BN10 7PF

Offers Over £360,000  
Council Tax Band: D

Located on Rowe Avenue in the charming town of Peacehaven, this SPACIOUS SEMI-DETACHED family home offers a delightful blend of COMFORT and CONVENIENCE. Built in 1973 the property boasts FOUR well-proportioned bedrooms, making it an ideal choice for families seeking ample living space.

As you enter, you are welcomed by a spacious entrance hallway which leads seamlessly to the rear where you can find the bright and airy living/dining room, perfect for both relaxation and entertaining. The large ground floor multi-purpose storage room provides additional flexibility, whether you need extra storage or a dedicated space for hobbies. The ground floor also boasts a contemporary kitchen and a very useful downstairs WC

One of the standout features of this home is the inviting garden, which includes a heated swimming pool, offering a wonderful retreat for those warm summer days. The property also benefits from off-street parking for one vehicle, ensuring ease of access.

The property also has the benefit of Economy 7 electricity meaning a great deal of money can be saved by setting white goods and pool pump to come on overnight.

Situated conveniently close to the coast road, residents will enjoy excellent transport links to both Brighton and Eastbourne, making it easy to explore the vibrant local areas. This semi-detached house is not just a home; it is a lifestyle choice, combining spacious living with the joys of coastal life. Don't miss the opportunity to make this lovely property your own.

**Lounge/Dining Room**

18'1" x 12'3" (5.53 x 3.74)

**Kitchen**

10'8" x 7'10" (3.27 x 2.4)

**Multi Purpose Storage Room**

15'7" x 7'6" (4.75 x 2.31)

**WC**

2'7" x 7'8" (0.8 x 2.36)

**BedroomFour**

11'9" x 7'10" (3.59 x 2.39)

**Stair's to the First Floor**

**Bedroom One**

11'2" x 13'10" (3.42 x 4.23)

**Bedroom Two**

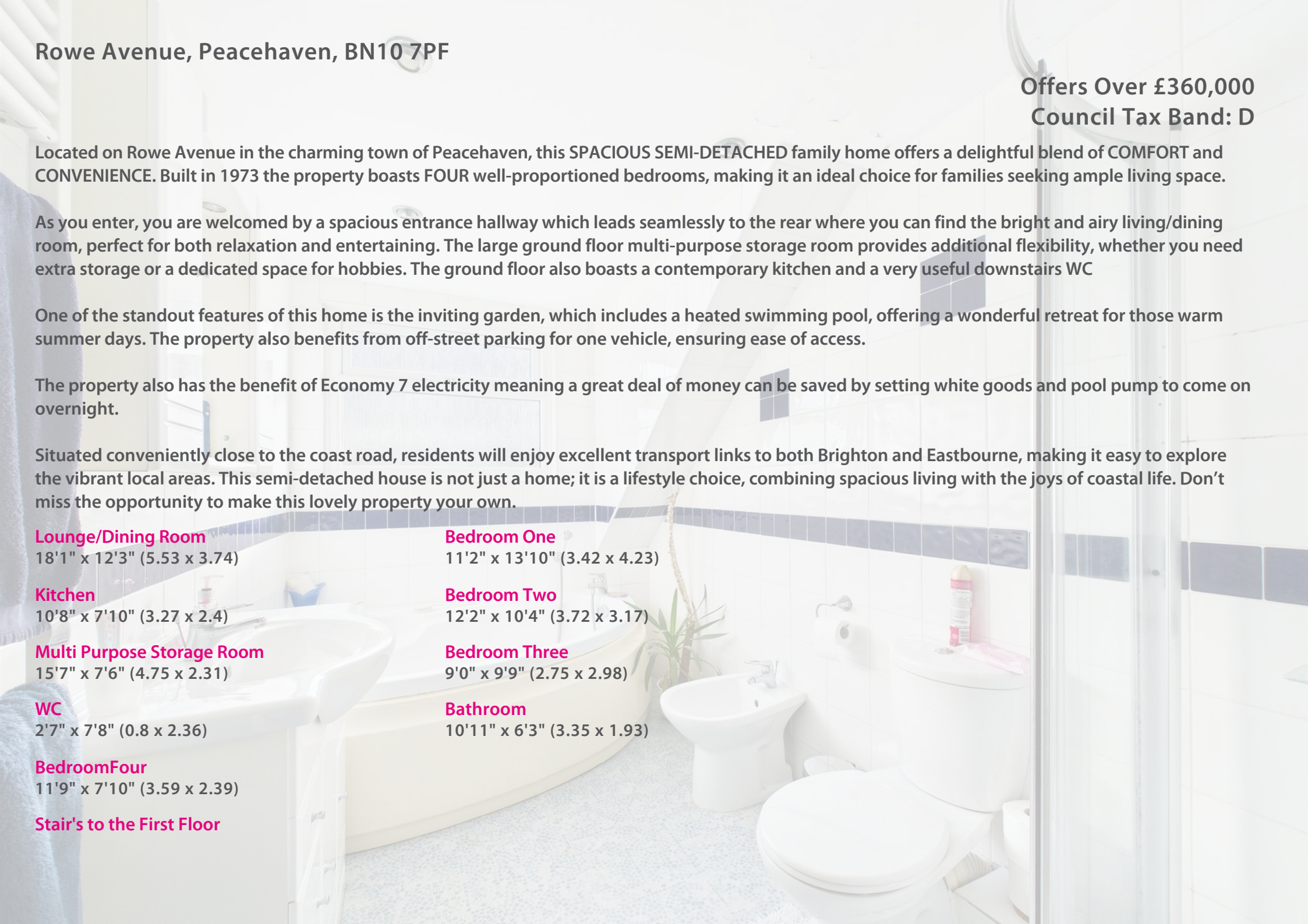
12'2" x 10'4" (3.72 x 3.17)

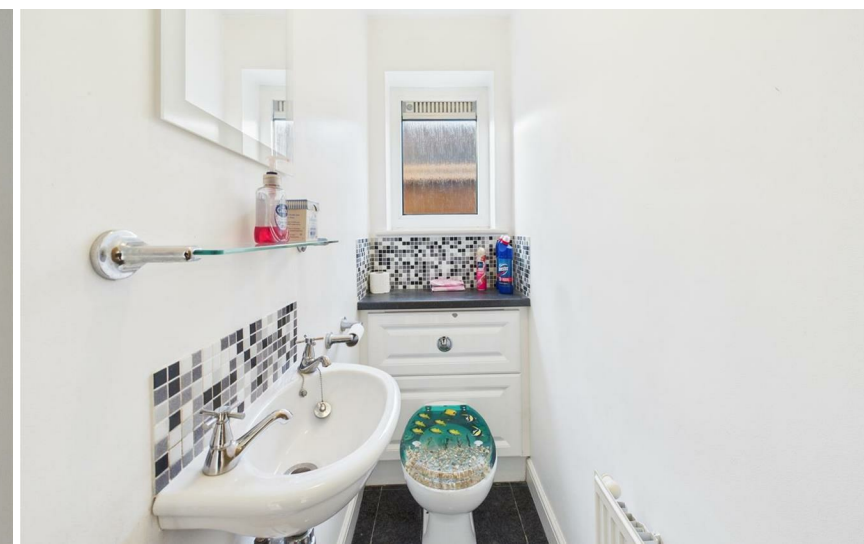
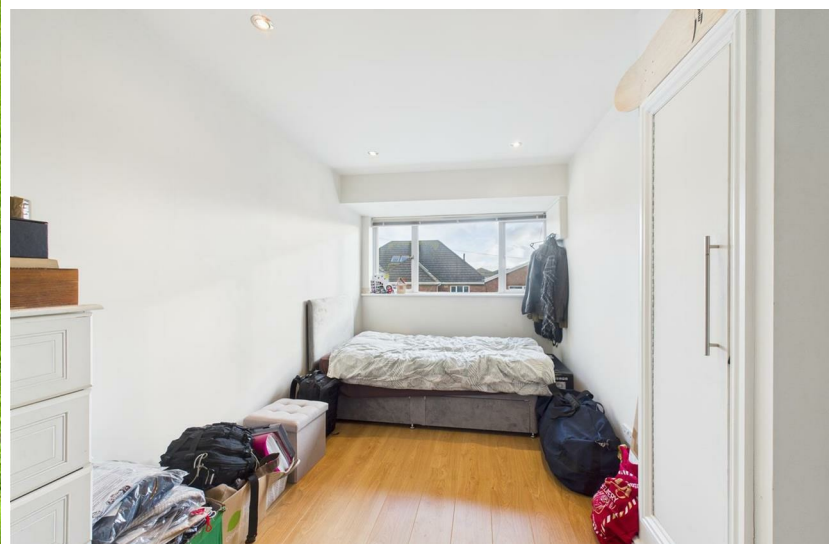
**Bedroom Three**

9'0" x 9'9" (2.75 x 2.98)

**Bathroom**

10'11" x 6'3" (3.35 x 1.93)





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Ground Floor



Floor 2

Approximate total area<sup>m</sup>

1142 ft<sup>2</sup>  
106 m<sup>2</sup>

Reduced headroom

26 ft<sup>2</sup>  
2.4 m<sup>2</sup>

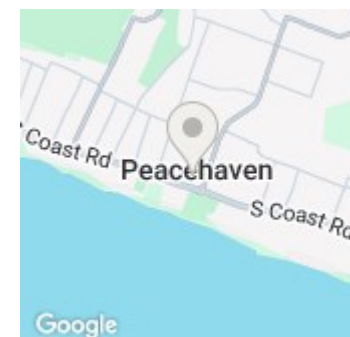
(1) Excluding balconies and terraces

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 79        |
| (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 |           |