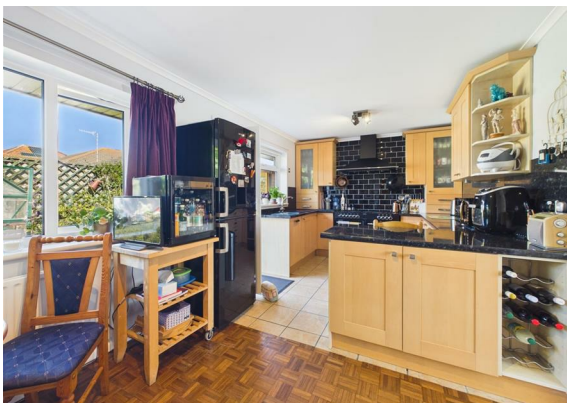
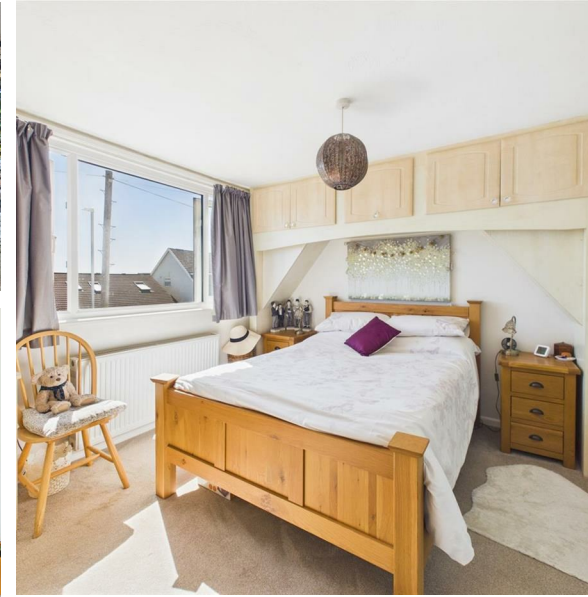


**Neville Road, Peacehaven, BN10 8PE**  
**Asking Price £415,000**



**Neville Road, Peacehaven, BN10 8PE**

**Asking Price £415,000**  
**Council Tax Band: E**

This charming house is located on the favoured south side of the main coast road and as such offers easy access to both cliff top walks and local amenities too. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The generously proportioned south-facing living room invites an abundance of natural light, creating a warm and welcoming atmosphere.

The large kitchen and dining area provide an ideal space for family meals and gatherings, with direct access to a beautifully maintained rear garden. This outdoor haven is well-stocked with plants and features a lovely summer house, making it a perfect retreat for enjoying sunny days in privacy.

The ground floor also boasts a convenient shower room and wc, enhancing the practicality of the home. Ascending to the first floor, you will find three double bedrooms, each offering partial sea views, ensuring a tranquil and picturesque setting. The master bedroom benefits from an ensuite shower room and wc, adding a touch of luxury to your daily routine.

For those with vehicles, the property includes parking for two cars, with an integral garage accessible via a private drive. A small front garden adds to the overall appeal of this delightful home.

With easy access to cliff top walks and the stunning coastline, this property is not just a house; it is a lifestyle choice. Whether you are looking for a family home or a peaceful retreat, this residence on Neville Road is sure to impress.

**Living Room**

18'2 x 12'10

**Kitchen/Dining Room**

20'1 x 9'9

**Shower Room/wc**

8' x 5'5

**Bedroom One**

12'8 x 9'9

**Ensuite Shower**

12'8 x 4'

**Bedroom Two**

14'3 9'1

**Bedroom Three**

9'11 x 8'11

**Ensuite Shower Room/wc**

12'8 x 4'

**Separate wc**

**Garage**

18'1 x 9'



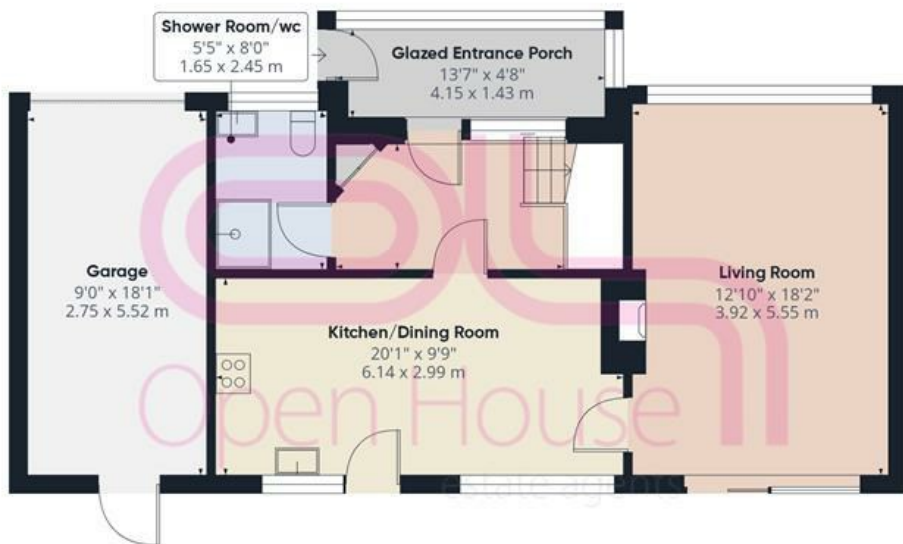


206 South Coast Road  
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East Sussex  
BN10 8JP  
01273 830 987  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 65                         | 74        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>

1391 ft<sup>2</sup>

129.2 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 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.

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Ground Floor Building 2