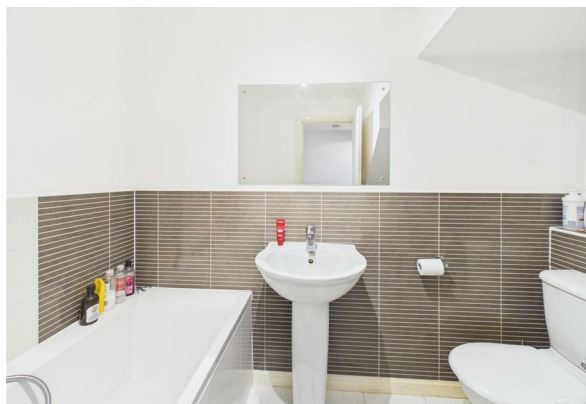
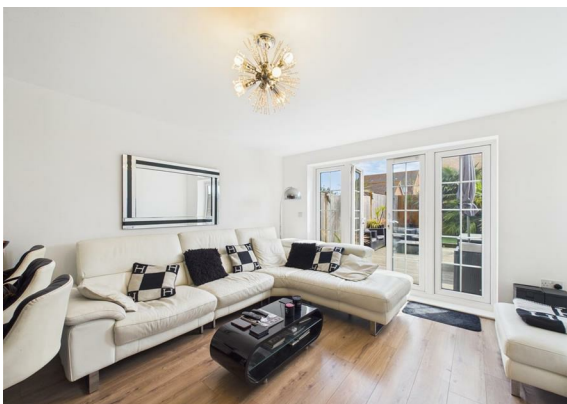
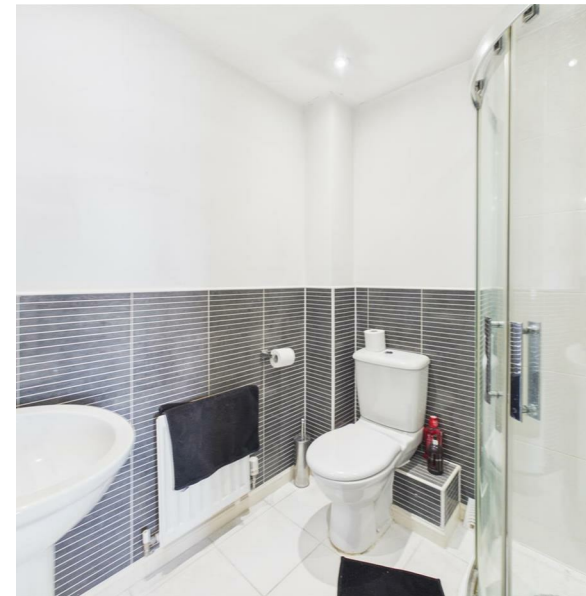


Seaview Avenue, Peacehaven, East Sussex, BN10 8FD  
Asking Price £365,000



## Seaview Avenue, Peacehaven, East Sussex, BN10 8FD

Asking Price £365,000  
Council Tax Band: D

This WELL PRESENTED three-storey family home offers ADAPTABLE accommodation with either FOUR spacious bedrooms alongside large open plan living, or three bedrooms with two receptions the choice will be yours.

The ground floor boasts a fantastic open-plan living, dining and kitchen area, which is perfect for entertaining or enjoying family time. The large patio doors lead to a well-maintained, low maintenance rear garden, allowing for a seamless transition between indoor and outdoor spaces. This feature is particularly appealing for those who enjoy alfresco dining or simply relaxing in a tranquil setting.

The property comprises of three/four bedrooms, all of which are excellent in size, these are accompanied by both a modern family bathroom and ensuite shower room too.

Parking is available for two vehicles via the garage and a private drive, adding to the practicality of this lovely home. Located close to a local recreational park, residents can enjoy the benefits of outdoor activities and green spaces right on their doorstep.

In summary, this charming house is a wonderful opportunity for families looking for a spacious and versatile home in a popular location. With its modern amenities and inviting atmosphere, it is sure to impress.

### Living/Dining/Kitchen

26'3 x 12'5 (8.00m x 3.78m)

### Bedroom

13'6 x 10' (4.11m x 3.05m)

### Ensuite Shower Room

### Bedroom

13'7 x 12'4 (4.14m x 3.76m)

### Family Bathroom

### Bedroom

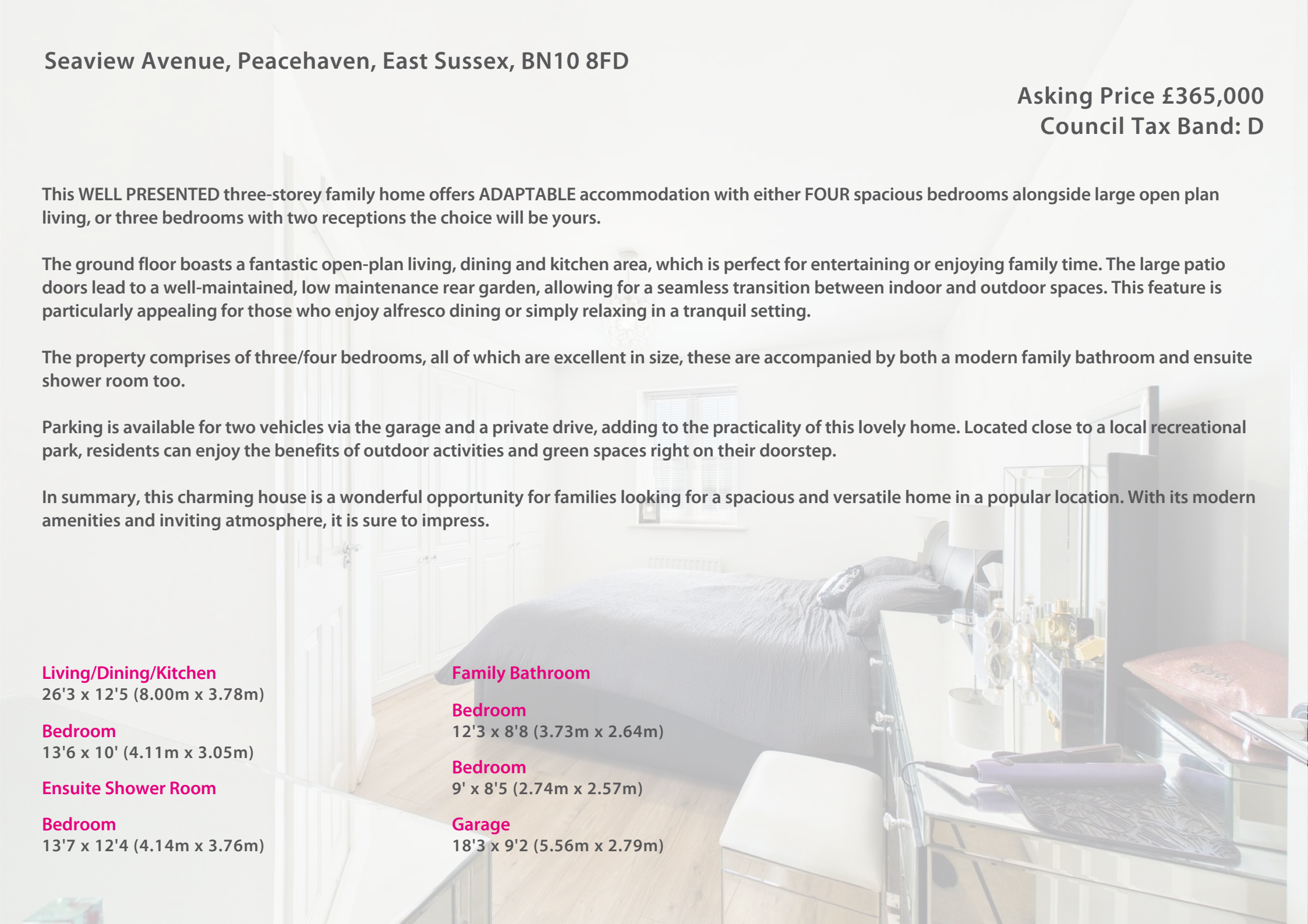
12'3 x 8'8 (3.73m x 2.64m)

### Bedroom

9' x 8'5 (2.74m x 2.57m)

### Garage

18'3 x 9'2 (5.56m x 2.79m)

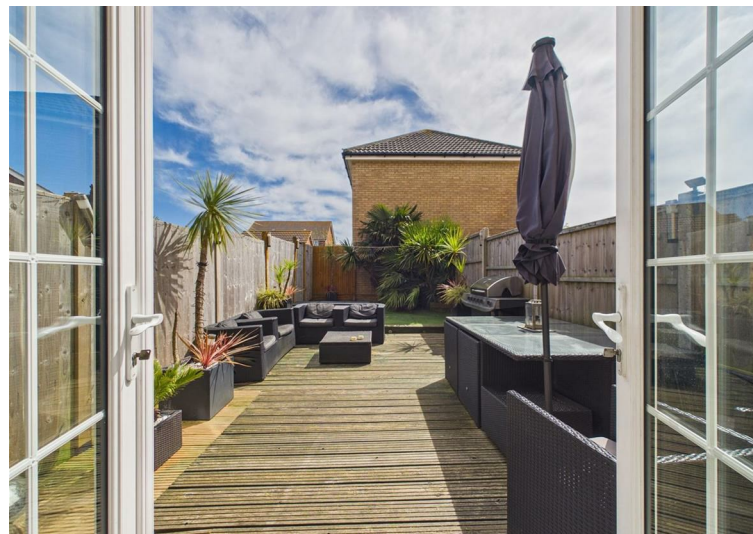
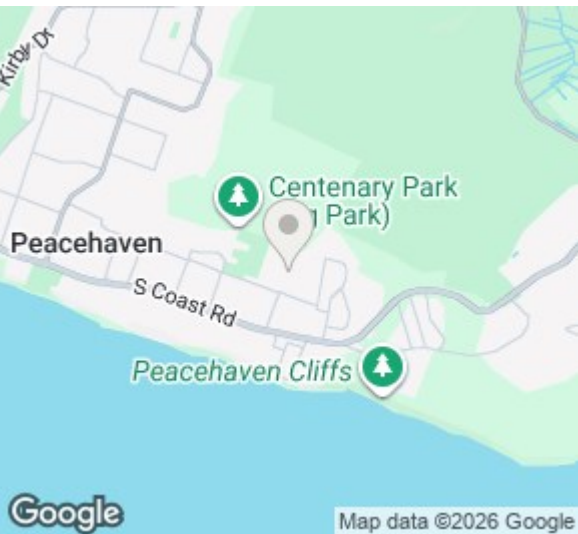




206 South Coast Road, Peacehaven, East  
 Sussex, BN10 8JP  
 01273 830 987  
 bnsales@localagent.co.uk

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1252 ft<sup>2</sup>

116.5 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 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.