

Robin Lane, Peacehaven, BN10 8GJ
Price Guide £360,000



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Council Tax Band: C

Guide price £360,000 - £365,000 Located on Robin Lane in the charming coastal town of Peacehaven, this beautifully presented house offers a perfect blend of modern living and comfort. Built approximately four years ago, the property comes with the remainder of the NHBC Guarantee, providing peace of mind for prospective buyers.

The house features three well-proportioned bedrooms, with the master bedroom benefiting from a convenient en suite shower room. The southerly facing living room is bathed in natural light, creating a warm and inviting atmosphere. The spacious kitchen/dining room is designed with contemporary kitchen units, making it an ideal space for both cooking and entertaining.

Additional highlights of this delightful home include a boarded loft, providing extra storage space, a modern family bathroom, and a downstairs cloakroom for added convenience. The sunny open aspect garden is perfect for enjoying the outdoors, while the property also boasts two dedicated parking spaces.

This residence is not only a wonderful family home but also a fantastic opportunity for those seeking a modern lifestyle in a desirable location. With its thoughtful design and ample amenities, this house is sure to impress.

Entrance Hallway

Living Room

13'1" x 11'11" (4.00 x 3.65)

WC/Cloakroom

5'8" x 3'5" (1.75 x 1.05)

Kitchen/Dining Room

15'0" x 9'11" (4.58 x 3.04)

Stairs to First Floor

Bedroom One

11'10" x 9'5" (3.61 x 2.89)

En Suite

6'3" x 4'10" (1.92 x 1.48)

Bedroom Two

9'6" x 7'9" (2.91 x 2.38)

Bedroom Three

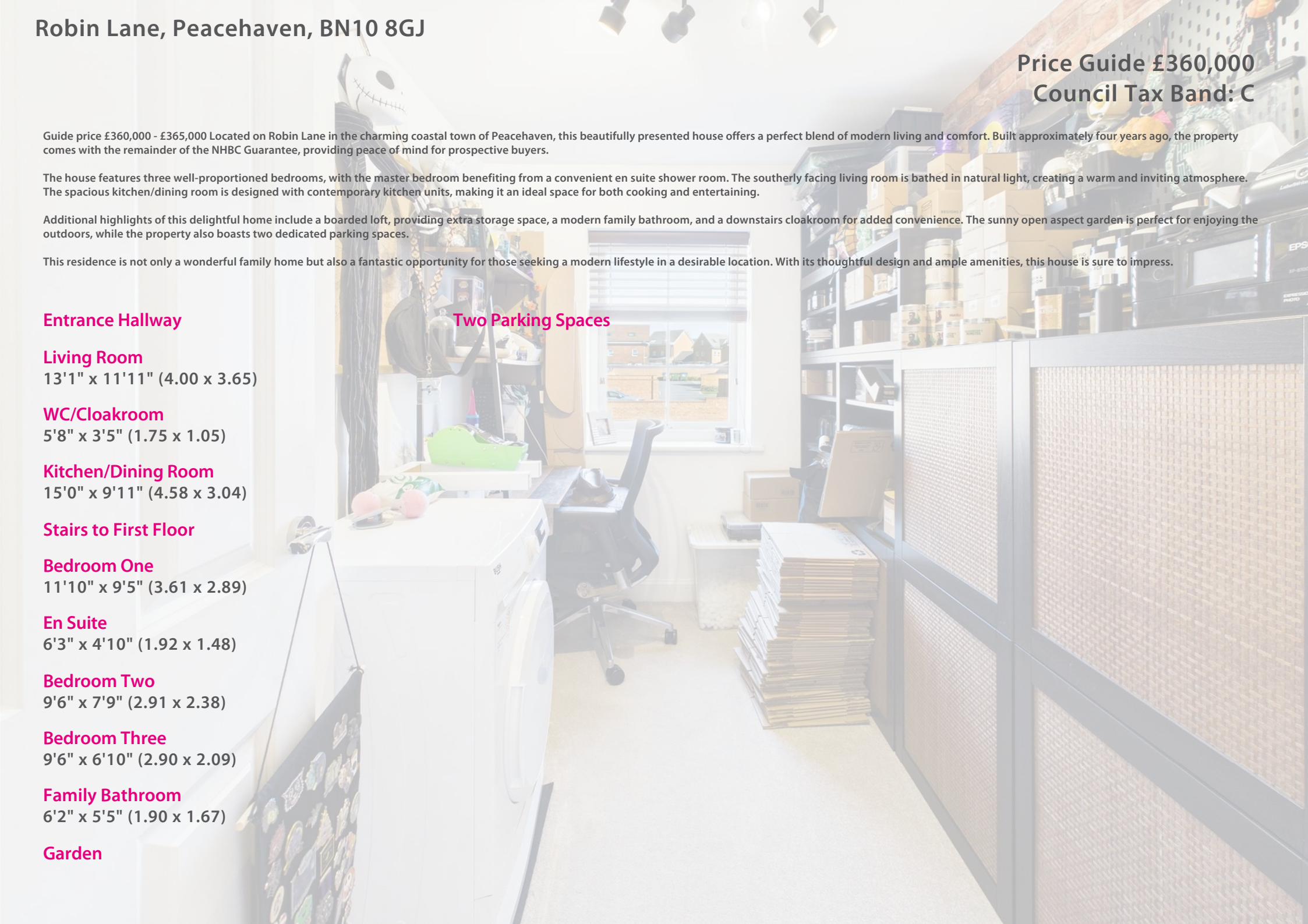
9'6" x 6'10" (2.90 x 2.09)

Family Bathroom

6'2" x 5'5" (1.90 x 1.67)

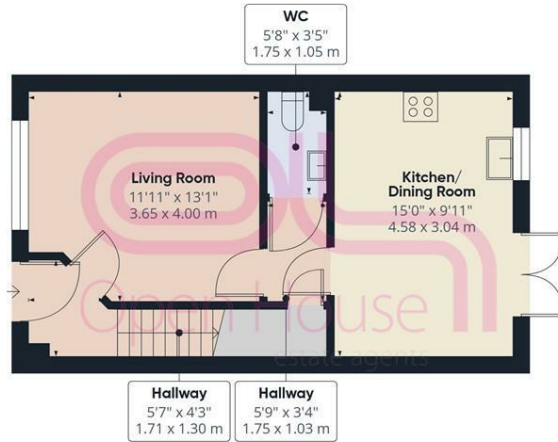
Garden

Two Parking Spaces





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Ground Floor



Floor 1

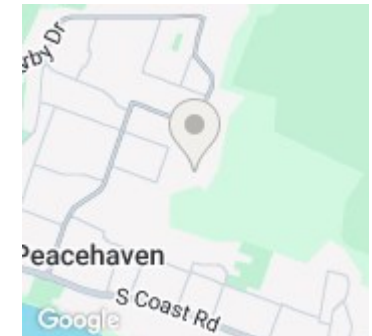


Approximate total area⁽¹⁾
761 ft²
70.7 m²

(1) Excluding balconies and terraces

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) A		96
(81-91) B	84	
(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 