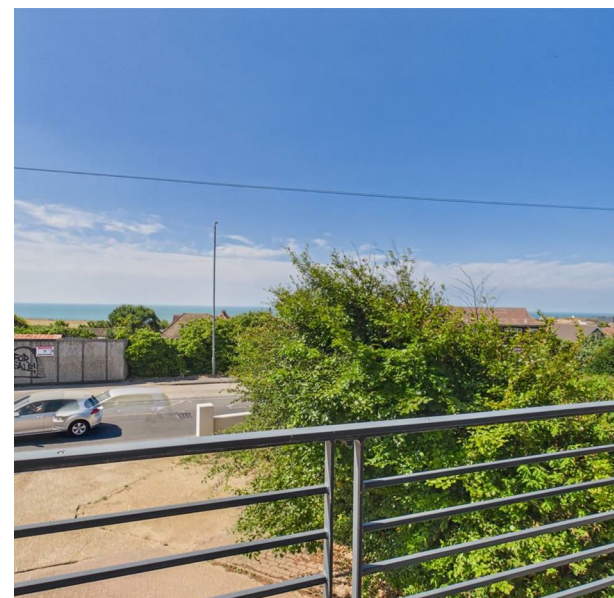


South Coast Road, Peacehaven, BN10 8SX
Asking Price £499,950



South Coast Road, Peacehaven, BN10 8SX

Asking Price £499,950
Council Tax Band: D

Situated on South Coast Road in Peacehaven, this stunning detached house offers a perfect blend of modern living and coastal charm. Just a five-minute stroll from the picturesque Friars Bay Beach, this property is ideal for those who appreciate the beauty of seaside life.

Upon entering, you are greeted by a spacious reception room, providing ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen and dining area, which boasts bi-fold doors that seamlessly connect the indoor space to the beautifully landscaped rear garden. This feature not only enhances the natural light but also creates an inviting atmosphere for gatherings with family and friends.

The property comprises five generously sized double bedrooms, ensuring plenty of room for family or guests. The master bedroom is particularly impressive, featuring its own private balcony that offers breathtaking rooftop sea views—perfect for enjoying a morning coffee or an evening sunset.

With three well-appointed bathrooms, convenience is at your fingertips, making busy mornings a breeze. Additionally, the property includes a built-in garden office, ideal for those who work from home, and a separate garden bar, perfect for entertaining or unwinding after a long day.

Parking is not an issue here, as the front of the property accommodates several vehicles. Excellent transport links are also a highlight, with Newhaven Train Station just a five-minute drive away, providing easy access to nearby towns and cities.

This exceptional home is a rare find, combining comfort, style, and a prime location. Whether you are looking for a family residence or a holiday retreat, this property is sure to impress.

Entrance Vestibule

5'1" x 4'7" (1.57 x 1.40)

Living Room

13'8" x 13'5" (4.19 x 4.11)

Kitchen/Family Room

22'3" x 13'10" (6.80 x 4.23)

Bathroom

8'3" x 5'4" (2.54 x 1.64)

Bedroom Five

18'3" x 8'4" (5.57 x 2.56)

Stairs Rise To First Floor

Bedroom One

13'5" x 12'4" (4.10 x 3.77)

Bedroom Two

13'6" x 9'8" (4.13 x 2.96)

Bedroom Three

13'10" x 11'5" (4.24 x 3.50)

Bedroom Four

10'5" x 9'4" (3.18 x 2.87)

En Suite

6'11" x 2'5" (2.11 x 0.74)

Bathroom

7'11" x 6'6" (2.43 x 2.0)

Garden

Bar/Hobbies Room

14'1" x 7'6" (4.31 x 2.29)

Home Office

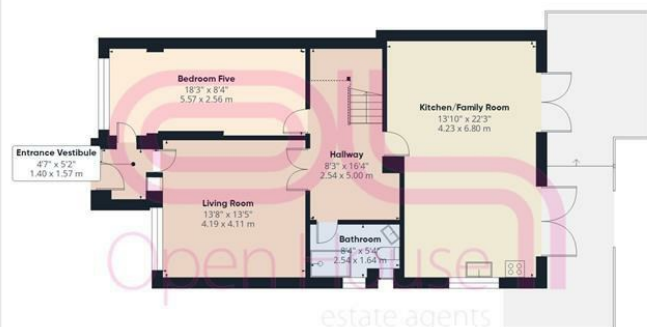
12'8" x 9'10" (3.88 x 3.00)



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



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



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1764 ft²
163.9 m²

Balconies and terraces

73 ft²
6.8 m²

Reduced headroom

33 ft²
3.1 m²

(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.

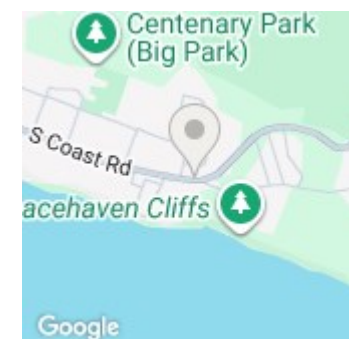
GIRAFFE360



Ground Floor Building 2



Ground Floor Building 3



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