

Phyllis Avenue, Peacehaven, BN10 7RQ
Asking Price £495,000

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Open House
estate agents



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Council Tax Band: D

This **SPLENDID** well maintained house presents an **EXCEPTIONAL** opportunity for modern family living. With its **GENEROUS** layout, the property features two **SPACIOUS** reception rooms, perfect for entertaining guests or enjoying quality family time. The large west-facing living room is awash with natural light, creating a warm and inviting atmosphere that is sure to impress.

At the heart of the home lies a stunning west facing family room, enhanced by a huge lantern roof that floods the space with light, all while offering views of the low-maintenance rear garden which is ideal for outdoor relaxation. Adjacent to this is a superbly appointed kitchen/breakfast room, equipped with fully functioning range cooker and hood complimented by high-quality units and stylish work surfaces, making it a delight for any culinary enthusiast.

This residence boasts four sizeable bedrooms, providing ample space for family and guests. The main bedroom features an ensuite shower, offering a private retreat, while a further family bathroom caters to the remaining bedrooms, ensuring convenience for all.

For those with vehicles, the property accommodates parking for up to four vehicles, including an integral garage with an electric door. Additionally, secure automated gated parking adds an extra layer of convenience and safety.

Situated on a quiet no-through road, this home is conveniently located near bus routes, local parks, and schools, making it an ideal choice for families. This property truly encapsulates the essence of modern family living in a peaceful setting, offering both comfort and practicality in equal measure.

Living Room

15'6 x 12'4 (4.72m x 3.76m)

Kitchen/Breakfast Room

22'1 x 8'9 (6.73m x 2.67m)

Family Room

22'7 x 10'11 (6.88m x 3.33m)

Ground Floor wc

Bedroom One

11'5 x 10'2 (3.48m x 3.10m)

Ensuite Shower

Bedroom Two

10'2 x 8'9 (3.10m x 2.67m)

Bedroom Three

11'4 x 6'9 (3.45m x 2.06m)

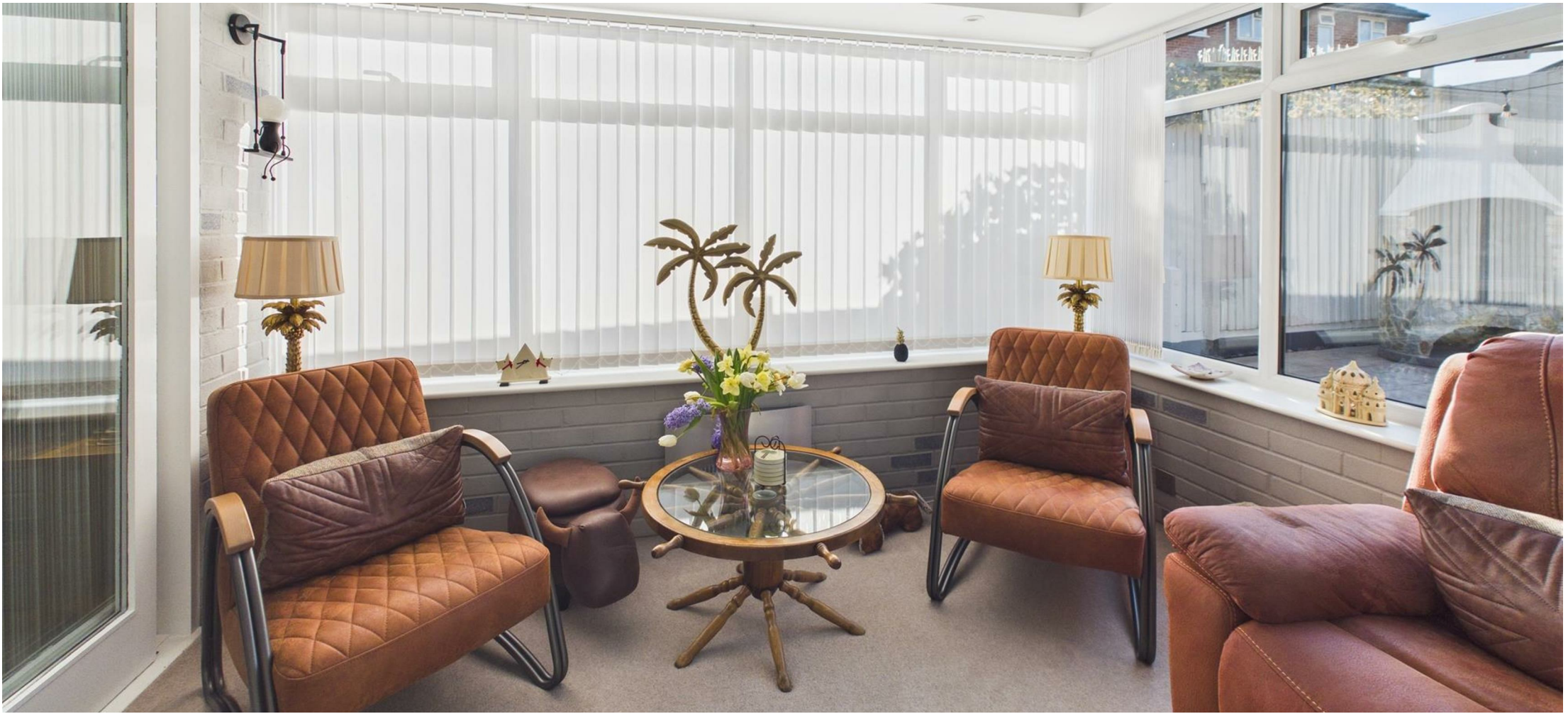
Bedroom Four

8'7 x 8'1 (2.62m x 2.46m)

Bathroom

Garage

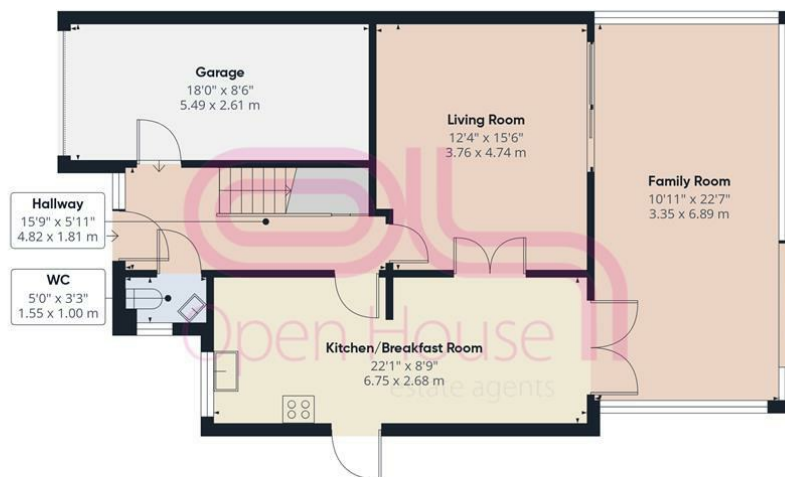
18' x 8'6 (5.49m x 2.59m)



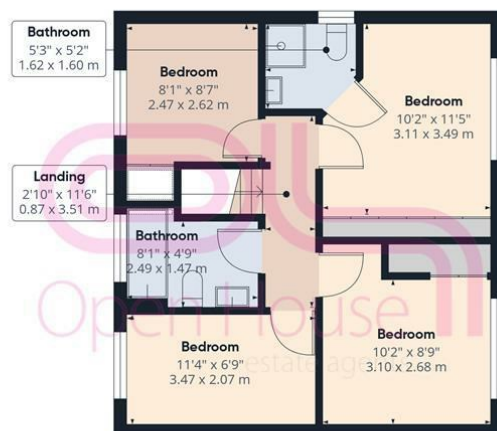

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206 South Coast Road, Peacehaven, East
Sussex, BN10 8JP
01273 830 987
bnsales@localagent.co.uk



Ground Floor



Floor 1



Approximate total area⁽¹⁾

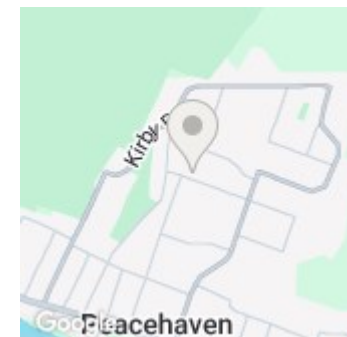
1398 ft²

129.9 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		
(81-91) B		85
(69-80) C	73	
(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	