

**Bolney Avenue, Peacehaven, BN10 8NA**

**Asking Price £450,000**

**Council Tax Band: D**



This splendid four-bedroom chalet bungalow offers a perfect blend of comfort and modern living. Situated on the sought-after south side of the Coast Road, the property enjoys a prime location that is both convenient and picturesque.

One of the main features is the spacious living room that is Westerly facing and boasts bi-fold doors, allowing natural light to flood the space and providing seamless access to the stunning westerly facing rear garden. This outdoor haven is perfect for entertaining or simply enjoying the tranquil surroundings as the sun sets.

The heart of the home is undoubtedly the generous kitchen and breakfast room, designed to accommodate family gatherings and casual dining. With ample space for culinary creativity, this area is sure to be a favourite spot for both cooking and socialising.

The property features four double bedrooms as well as two well-appointed bathrooms, ensuring convenience for family and guests alike. Additionally, the ample parking space for several vehicles adds to the practicality of this lovely home.

This residence is not just a house; it is a place where cherished memories can be made. With its ideal location, spacious interiors, and beautiful garden, this property is a rare find in the vibrant community of Peacehaven. Whether you are looking for a family home or a peaceful retreat, this home is sure to meet your needs and exceed your expectations.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	85
	EU Directive 2002/91/EC	