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**Any floor plans shown are for identification purposes only and are not to scale**

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1a Sunview Avenue, Peacehaven, BN10 8PJ

EPC : C

£599,500



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GROUND FLOOR  
105.4 sq.m. (1135 sq.ft.) approx.



A superbly presented and recently extended and modernized detached 3 bedroom bungalow offering exceptionally spacious rooms and being situated just a few feet from the cliff top promenade with its incredible views of the sea and its walks and beach access. With the promenade one side and the A259 coast road just a few yards up the road, the bungalow is ideally situated for shops and frequent buses providing easy access to Brighton City Centre.

The bungalow has been the subject of considerable improvement and has been finished to a high standard to include a new kitchen, 2 new bathrooms, new heating, wiring and plumbing and the property has been replastered and decorated throughout. The spacious entrance instantly gives a feeling of light and space and has a hatch to a large loft space. The Kitchen has been completely redesigned and has a wide range of modern white fitted cupboards and deep drawers on two walls with integrated appliances to include twin ovens, a gas hob, dishwasher and washing machine. The kitchen units are complimented by a light grey solid stone worksurface. LED downlighting and a wooden floor finish the room nicely. The Kitchen then opens out into a superb 30' lounge/dining room that stretches across the rear of the property and had wide by-fold doors leading to the rear garden.

There are 3 double bedrooms, each having floor to ceiling built in wardrobes. The main bedroom also has its own newly fitted en-suite shower room with a wide fully tiled shower area and a feature 'school' radiator with towel rail above. A spacious luxury bathroom with a feature free standing bath with claw feet, a fully tiled shower area and attractive wall paneling completes the internal accommodation. The property sits on a wide plot. To the front is a very large driveway with parking for several cars and space to the side for additional vehicles or even a garage. The rear garden is extremely private and not overlooked by anyone. It has new boundary walls and fencing, a new sandstone patio and a newly laid lawn. The garden attracts the sun all day.

The bungalow has good kerb appeal being white rendered under a new grey roof and the new grey windows are complimented by fitted shutter blinds. A great deal of thought has gone into the finish with features such as new 'school' radiators, high quality floor coverings and carpets and LED lighting. An internal viewing is highly recommended.

**The accommodation with approximate room measurements comprises:**

**ENTRANCE HALL 14'7" x 5.1" (4.45m x 1.52m)**

**KITCHEN 15' x 9'1" (4.58m x 2.76m)**

**LOUNGE/DINING ROOM 30' x 12'1" (9.14m x 3.66m)**

**BEDROOM 1 12'3" x 11'9" (3.73m x 3.58m)**

**EN-SUITE SHOWER ROOM 8'8" x 5' (2.64m x 1.52m)**

**BEDROOM 2 12'8" x 10'10" (3.86m x 3.30m)**

**BEDROOM 3 12'5" x 10' (3.78m x 3.05m)**

**BATHROOM 7'8" x 7'2" (2.33m x 2.18m)**

**REAR GARDEN 44' x 27' (13.41m x 8.22m)**

1A SUNVIEW AVENUE PEACEHAVEN

TOTAL FLOOR AREA : 105.4 sq.m. (1135 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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