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**Any floor plans shown are for identification purposes only and are not to scale**  
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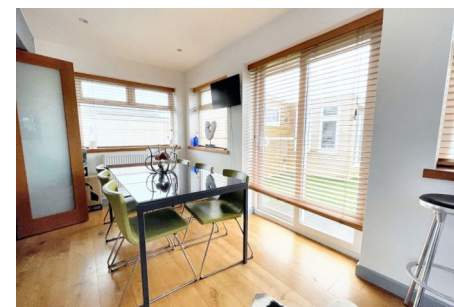
# C&L

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**Nought Capel Avenue, Peacehaven, BN10 8NB**

EPC : D

Guide Price **£600,000**



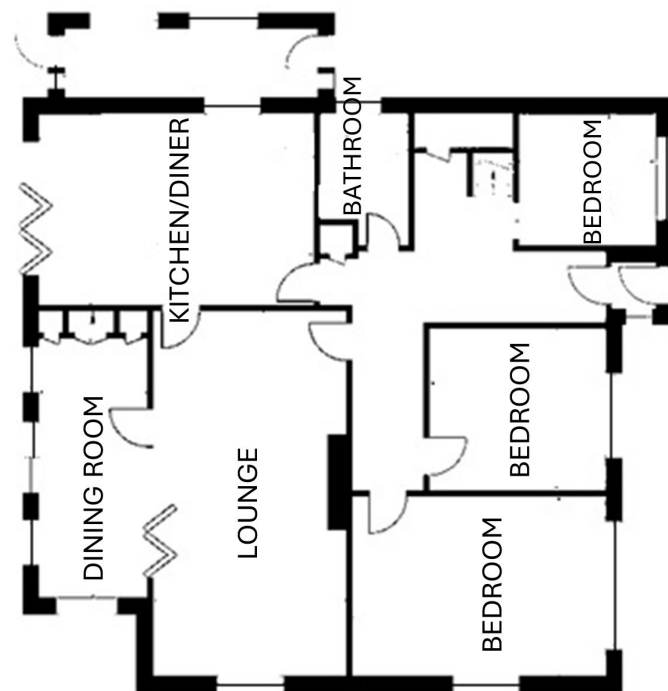
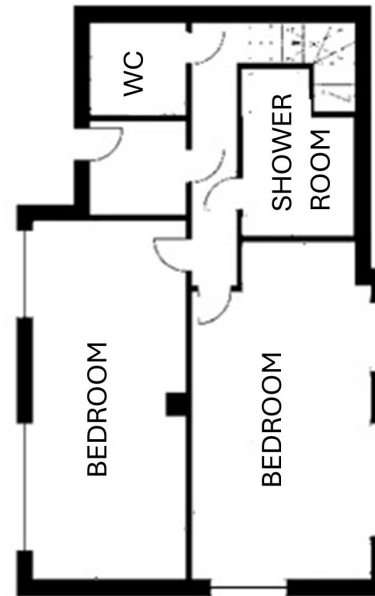
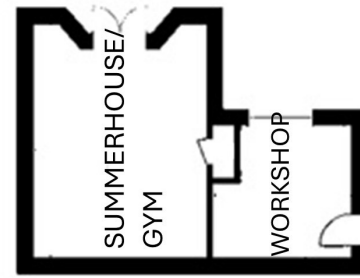
[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

This well presented, light and airy 5 bedroom detached family home is located on the sought after south side of the A259 South Coast Road just meters away from the cliff top promenade and situated close to local shops, bus services to Brighton City Centre, Eastbourne Town Centre, Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property offers a wealth of living space with its good size lounge, west facing dining room, west facing kitchen/dining room which is fitted with modern high gloss grey units, integrated appliances which include a washing machine, dishwasher, induction hob and a double oven. The bedrooms are all good size rooms with some of them enjoying the cliff top and sea views.

There is a bathroom/wc, shower room and separate wc that are all fitted with modern white suites.

Outside: the front garden provides ample off road parking and the west facing rear garden is low maintenance and offers further entertainment space for the family, there is a good size work shop and summer house that gives the option to be used as a home gym or office.



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

**ENTRANCE PORCH 3'5" x 3'1" (1.04m x 0.93m)**

**SPACIOUS ENTRANCE HALL**

**LOUNGE 22'5" x 11'11" (6.83m x 3.63m)**

**WEST FACING DINING ROOM 16'7" x 6'8" (5.05m x 2.03m)**

**WEST FACING KITCHEN/DINING ROOM 17' x 11'9" (5.18m x 3.58m)**

**DUAL ASPECT BEDROOM 3 15'6" x 10'11" (4.72m x 3.32m)**

**BEDROOM 4 10'10" x 9'10" (3.30m x 2.99m)**

**BEDROOM 5 8'3" x 8'1" (2.51m x 2.46m)**

**BATHROOM/WC 6'1" x 5'6" (1.85m x 1.67m)**

**FIRST FLOOR LANDING**

**DUAL ASPECT BEDROOM 1 20'6" x 10'11" (6.24m x 3.32m)**

**WEST FACING BEDROOM 2 22' x 9'4" (6.70m x 2.84m)**

**SHOWER ROOM/WC 10' max x 7' max (3.04m x 2.13m)**

**SEPARATE WC 5'9" x 5'7" (1.75m x 1.70m)**

**FRONT GARDEN**

**WEST FACING REAR GARDEN**

**WORKSHOP 8'7" max x 8'1" (2.61m x 2.46m)**

**SUMMERHOUSE/GYM 14'4" x 10'8" (4.36m x 3.25m)**

**Council tax band: D**