



35 Piddingshoe Avenue, Peacehaven, BN10 8RJ
£325,000

CarruthersandLuck
SalesandLettings



35 Piddinhoe Avenue

Peacehaven

A spacious 3 bedroom detached chalet bungalow situated in one of Peacehaven well positioned Avenues, close to the A259 Coast road with an excellent bus service providing easy access into Brighton City Centre. The property has been a family home for many years and is now in need of modernisation but is a great opportunity for someone wishing to improve and extend a property.

Boasting three generously sized double bedrooms, this bungalow offers versatility. There is an entrance porch which opens into a spacious hallway. The good sized lounge is to the rear of the property and opens out into a large conservatory with doors to the rear garden. The Kitchen is also at the rear of the property overlooking the garden and is a good size. The kitchen has a range of base cupboards and drawers with matching wall units.

Also on the ground floor are 2 double bedrooms and a modern bathroom.

On the first floor is another double bedroom with its own en-suite shower room.

35 Piddinhoe Avenue

Peacehaven

Outside, the property has a large block paved driveway with parking for 3 cars. In addition to the parking the property has a detached garage in the rear garden. The rear garden is a good size and very established.

ENTRANCE PORCH

ENTRANCE HALL 9'1" x 8'9" (2.76m x 2.67m)

LOUNGE 16' x 12'1" (4.88m x 3.68m)

CONSERVATORY 13'4" x 10'1" (4.08m x 3.07m)

KITCHEN 14'8" x 12' (4.45m x 3.66m)

BEDROOM 2 12'3" x 10'7" (3.73m x 3.22m)

BEDROOM 3 12' x 10' (3.66m x 3.05m)

BATHROOM 8'8" x 5'10" (2.64m x 1.79m)

FIRST FLOOR

BEDROOM 1 14'2" x 11'10" (4.33m x 3.60m)

EN-SUITE SHOWER ROOM

DETACHED GARAGE

Council Tax band: D

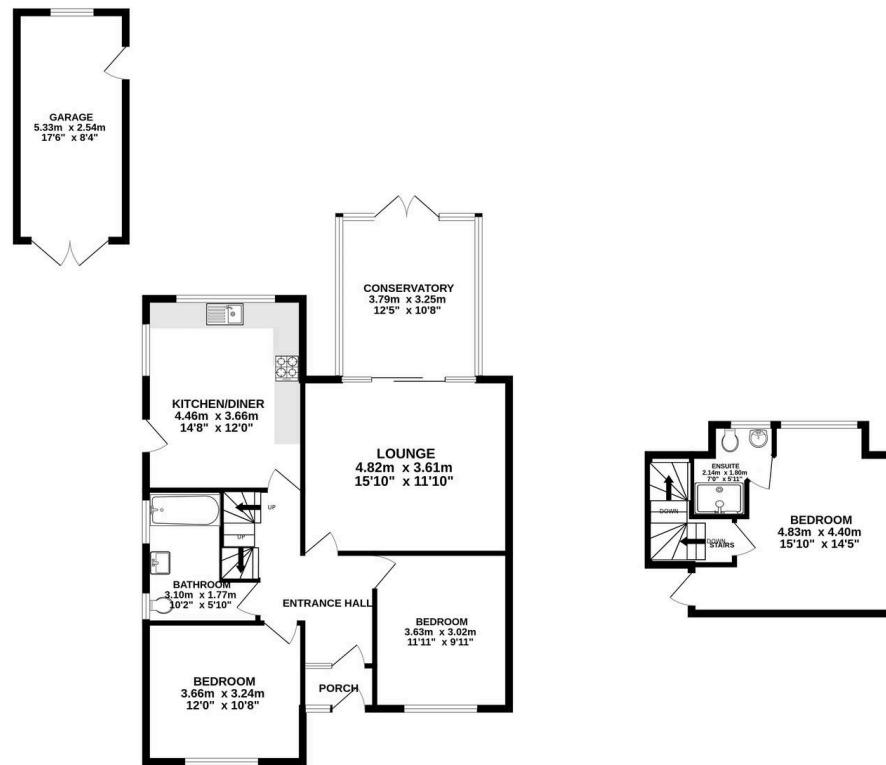
Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
102.4 sq.m. (1103 sq.ft.) approx.

1ST FLOOR
23.0 sq.m. (247 sq.ft.) approx.



35 PIDDINGHOE AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 125.4 sq.m. (1350 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 equipment have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix 6/2025

Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk

 Follow us on Instagram
@carruthersandluck

 Find us on Facebook
Carruthers Luck



CarruthersandLuck
SalesandLettings

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale. Directors: Paul Carruthers Stephen Luck