



89 Malines Avenue, Peacehaven, BN10 7RR  
£325,000

CarruthersandLuck  
SalesandLettings





## 89 Malines Avenue

### Peacehaven

Situated on a desirable corner plot within a favoured road, this charming 2-bedroom detached bungalow offers a tranquil retreat just a stone's throw away from the picturesque Chatsworth Park. Conveniently located near bus services connecting to Brighton City Centre, this residence offers the perfect balance between peaceful surroundings and easy access to urban amenities.

Upon entering the property, one is greeted by a spacious west-facing lounge/dining room, bathed in natural light, providing a warm and inviting atmosphere perfect for relaxation or entertainment. The sizeable kitchen/breakfast room is a culinary enthusiast's dream, offering ample space for meal preparation and dining.

Accommodation within the property comprises two generously sized double bedrooms, each offering comfort and privacy. The thoughtful layout ensures a seamless flow throughout the home, enhancing the overall sense of spaciousness and functionality. Modern conveniences such as double glazing and gas central heating provide efficiency and comfort year-round.





# 89 Malines Avenue

## Peacehaven

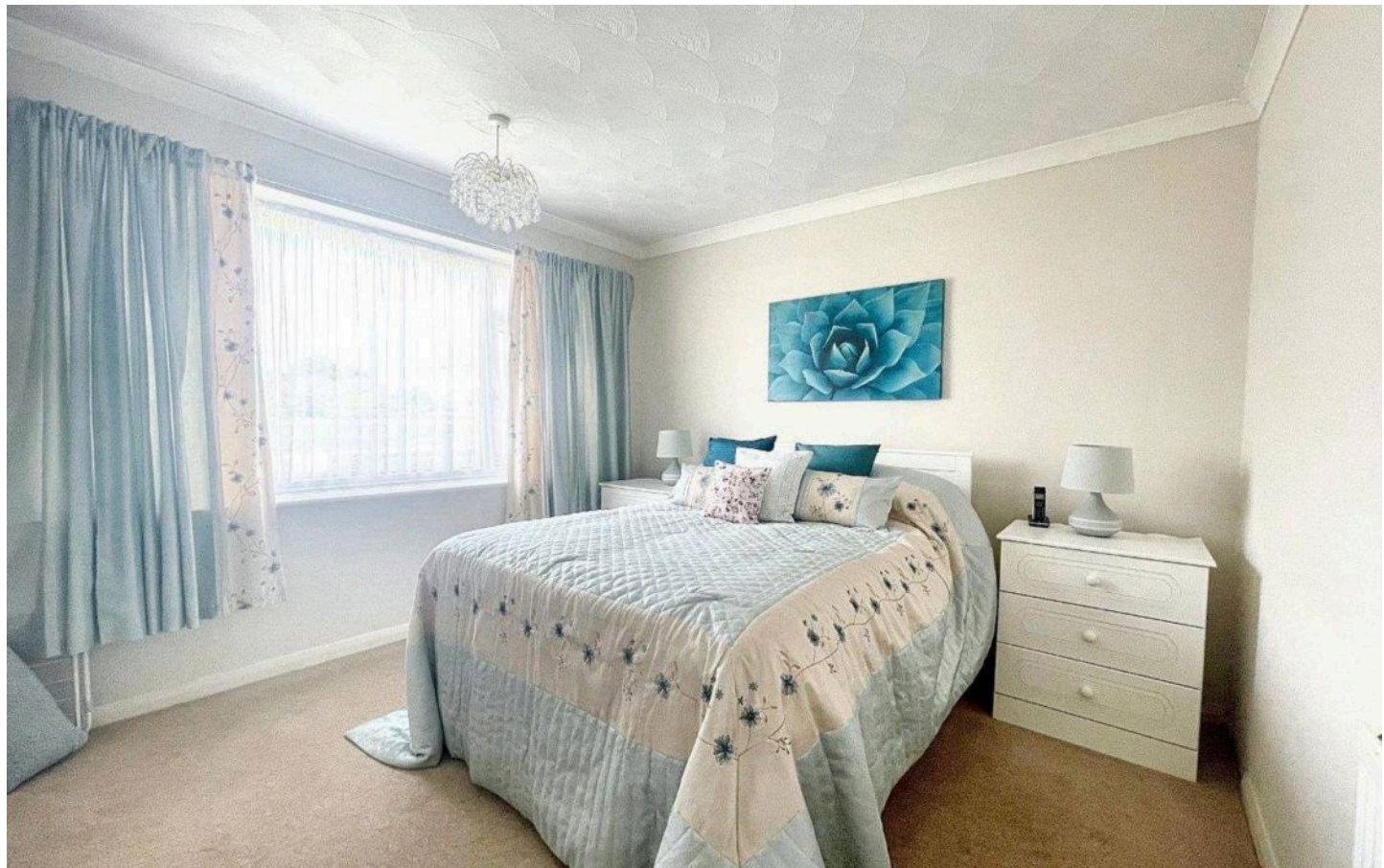
Externally, the property boasts front, rear, and side gardens, providing ample opportunities for outdoor enjoyment and relaxation. With off-road parking and a garage, convenience and security are at the forefront of this residence. The gardens offer a canvas for green-fingered individuals to create their outdoor oasis, while also providing a welcoming ambience to the property.

In conclusion, this delightful bungalow harmoniously blends peaceful living with convenience, making it an ideal home for those seeking a tranquil retreat with easy access to local amenities. The generous living spaces, practical layout, and gardens make this property a must-see for those in search of a comfortable and convenient living environment.

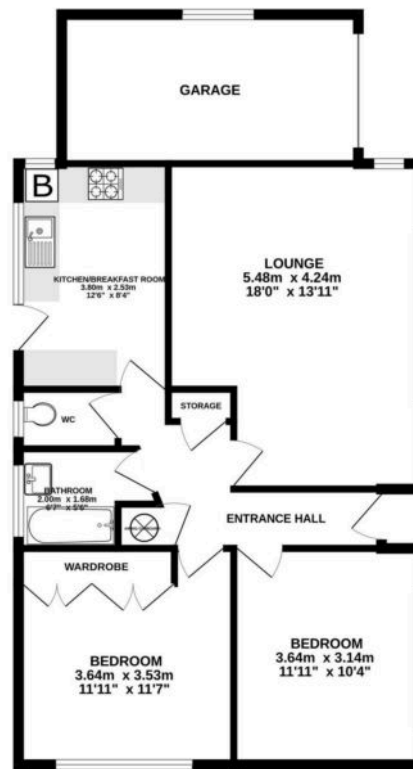
Council Tax band: C

Tenure: Freehold

EPC - D



GROUND FLOOR  
80.4 sq.m. (865 sq.ft.) approx.



89 MALINS AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 80.4 sq.m. (865 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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