



**31a Firle Road, Peacehaven, BN10 8DB**  
**£390,000**

**CarruthersandLuck**  
SalesandLettings





## 31a Firle Road

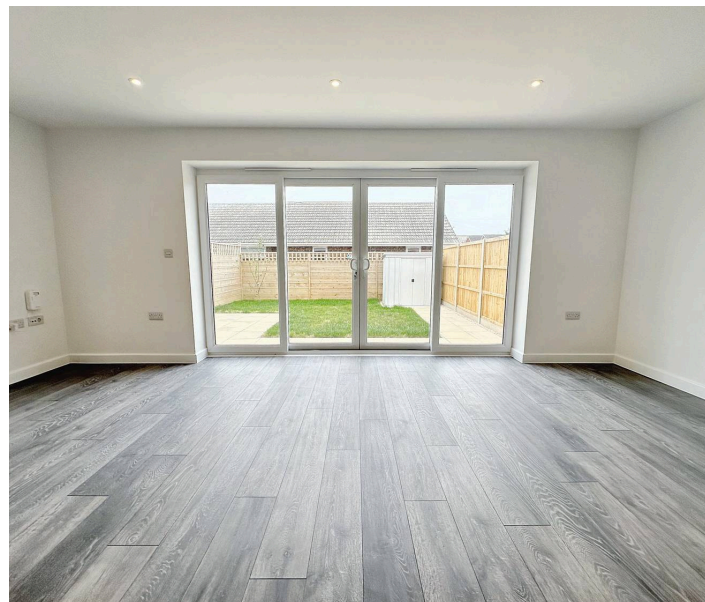
### Peacehaven

Introducing an exquisite offering in the form of a brand new 3-bedroom semi-detached bungalow that has become unexpectedly available and is sure not to linger on the market for long. Boasting a layout designed for comfort and functionality, this property presents three generously proportioned double bedrooms, perfect for families or those seeking additional space for guests or a home office setup.

One of the standout features of this newly constructed bungalow is the superb open-plan living area seamlessly integrated with a stylish kitchen, creating a central hub ideal for both relaxation and entertaining. The living area effortlessly flows onto a south-facing garden, inviting an abundance of natural light and providing a perfect setting for outdoor enjoyment.

All 3 bedrooms are nice double rooms and the main bedroom has its own en-suite shower room. A quality bathroom completes the internal accommodation.

The modern conveniences present in this property, including a heat pump, underfloor heating and an electric vehicle (EV) charging point, combine to ensure both comfort and environmental sustainability for the discerning homeowner.





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## Peacehaven

As you would expect from a new build, the external areas are modern and easy to maintain. The front has a double width brick paved driveway with an EV charge point. A wide sideways leads to a private south facing garden fully enclosed with quality fencing and is level with a new lawn and a paved patio area. Being south facing the garden attracts the sun all day long.

Situated in a convenient and level location, this bungalow offers easy access to a range of amenities, emphasising the undeniable appeal of its setting. Whether it's parks for leisurely strolls, shops for daily necessities, or schools, everything you need is within reach, highlighting the practicality and desirability of this location.

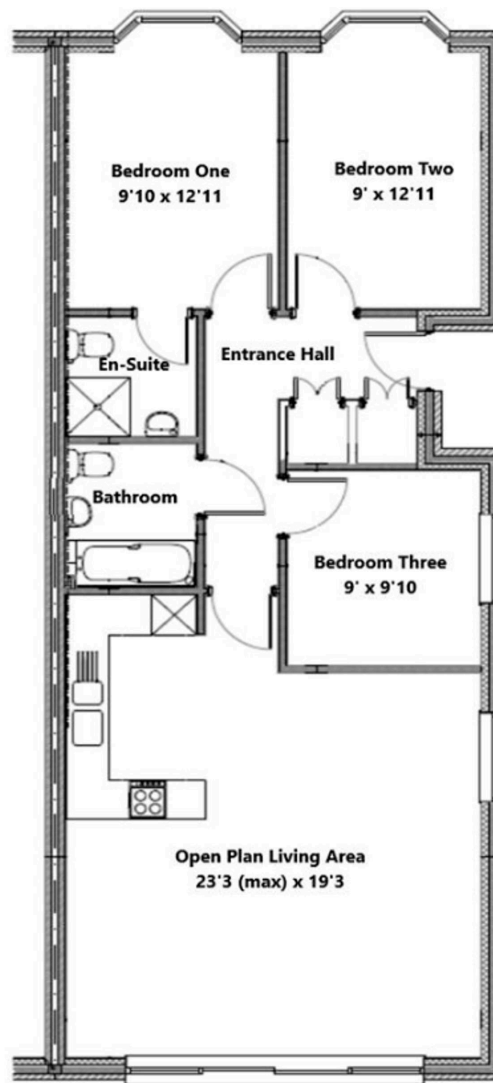
Completing the package is a 10-year new build warranty, providing peace of mind and assurance of quality for the fortunate new owner of this remarkable property. Don't miss this opportunity to secure a modern, well-appointed bungalow. Contact us today to arrange a viewing and make this exceptional property your own.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





# Carruthers and Luck Sales and Lettings

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