



55 Abbey Close, Peacehaven, BN10 7SD  
£289,950

CarruthersandLuck  
SalesandLettings





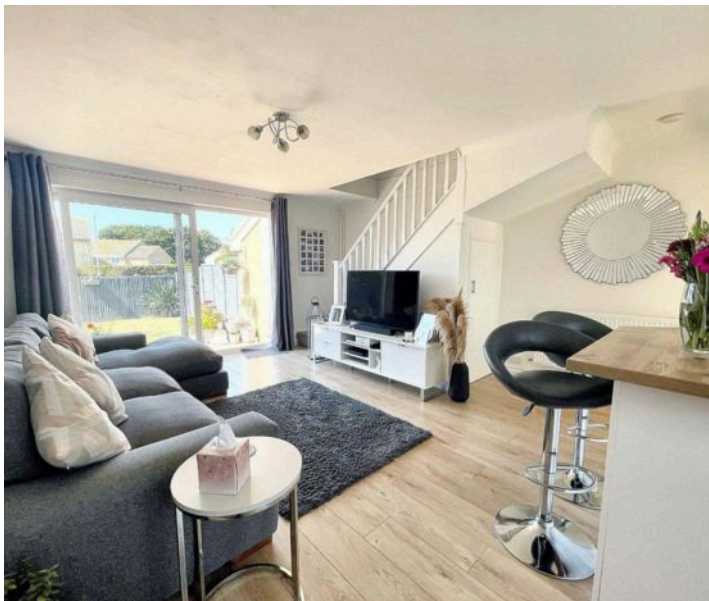
## 55 Abbey Close

### Peacehaven

Presenting a well-appointed two-bedroom semi-detached house in a popular close, conveniently located near local shops and bus services offering easy access to Brighton. The property boasts a modern open-plan layout, with a south-facing lounge/kitchen/breakfast room that bathes the space in natural light. The kitchen features sleek, high-gloss white units and breakfast bar, adding a touch of contemporary elegance to the living area.

Additionally, the property includes a utility room, ensuring practicality and convenience for every-day tasks. The two generously sized bedrooms offer comfortable living spaces, with ample room for furnishings and personalisation. The modern bathroom, complete with a crisp white suite, provides a serene environment for relaxation.

Noteworthy is the larger than average, well-maintained south-facing rear garden, offering a private outdoor oasis for relaxing and entertaining. The orientation of the rear garden ensures maximum sunlight exposure throughout the day, creating an inviting space for al fresco dining or leisurely afternoons in the sun.





# 55 Abbey Close

## Peacehaven

Completing this desirable property is a private drive, providing off-road parking for residents and visitors alike.

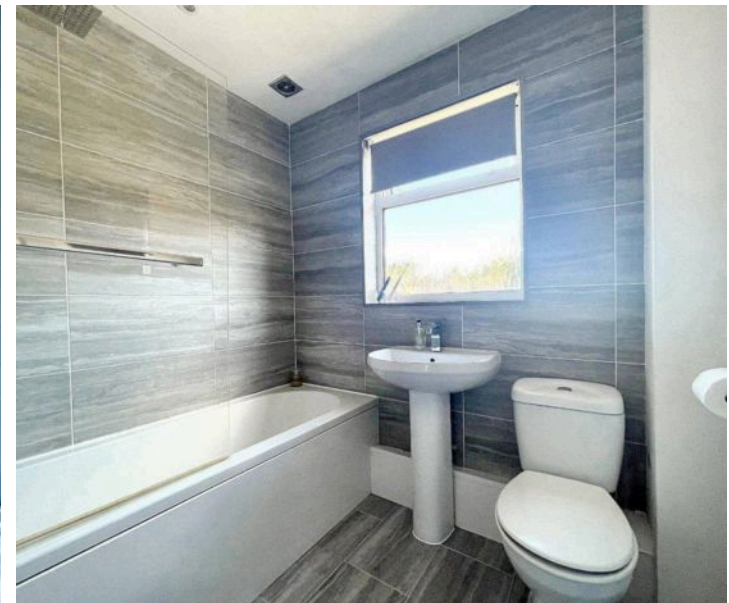
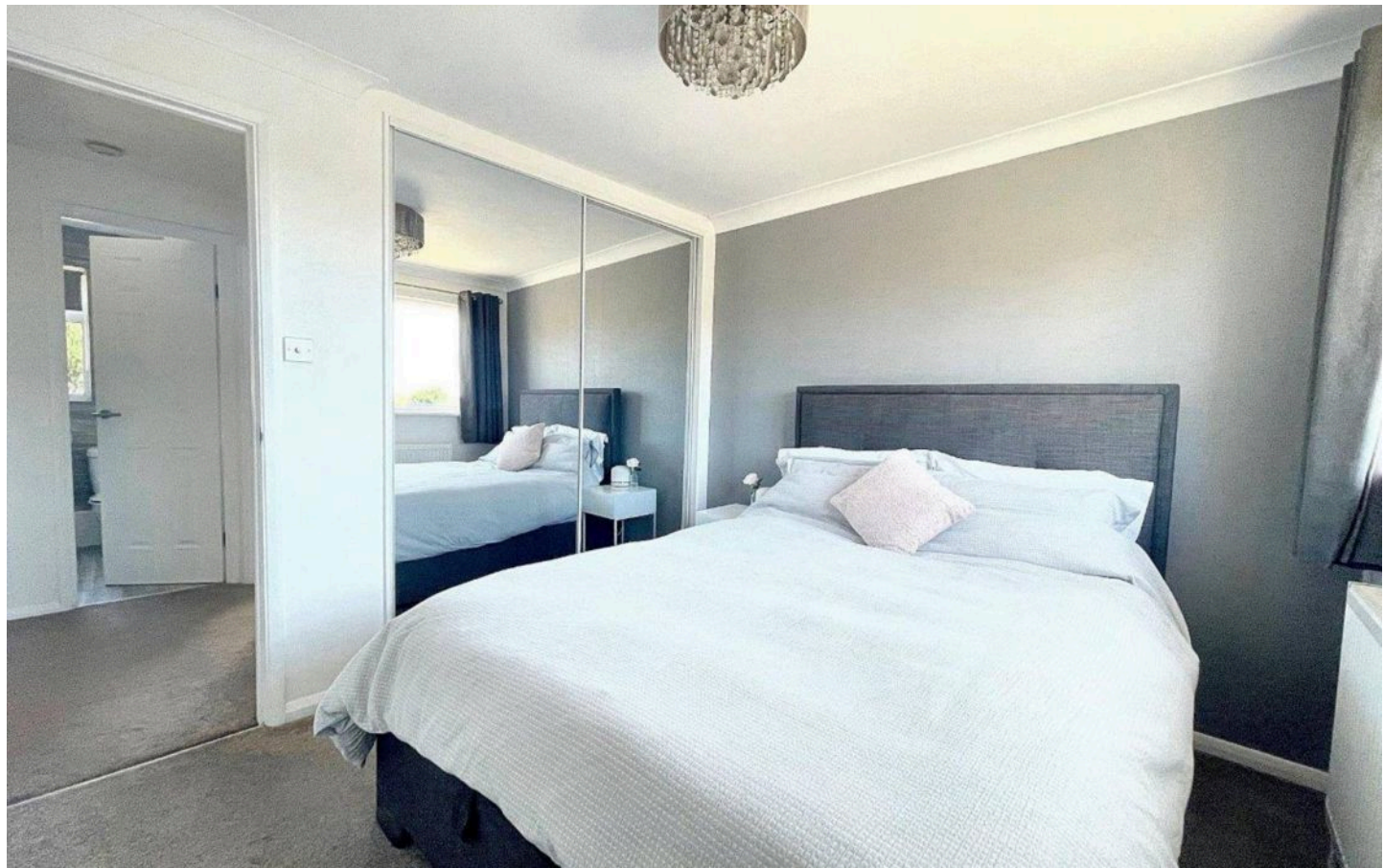
This property combines modern styling with functional living spaces, making it ideal for a variety of lifestyles. With its close proximity to local amenities and excellent transport links to Brighton City Centre, this property offers a perfect balance of convenience and comfort for its residents.

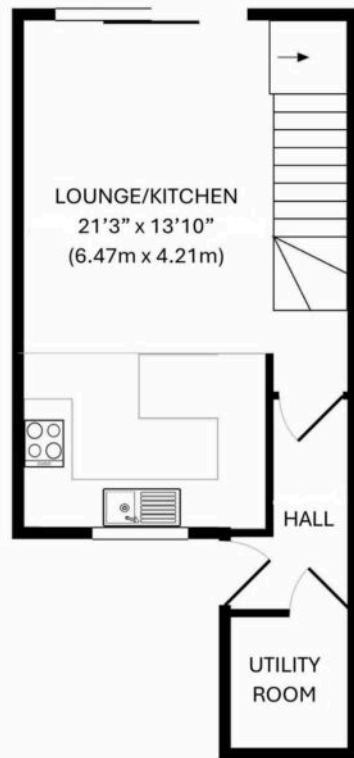
In conclusion, this meticulously maintained two-bedroom semi-detached house presents a unique opportunity for a discerning buyer seeking modern living in a convenient location. Interested parties are encouraged to schedule a viewing to fully appreciate the charm and functionality this property has to offer.

Council Tax band: B

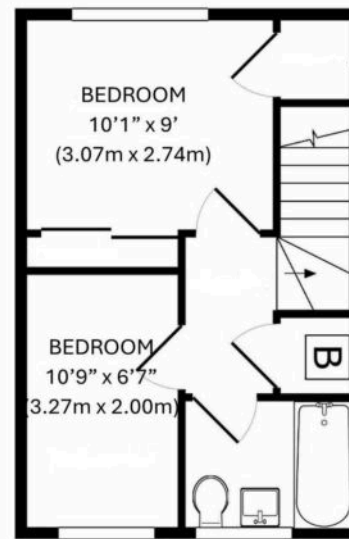
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR  
APPROX. FLOOR  
AREA 31.7 SQ.M.  
(341 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 27.3 SQ.M.  
(293 SQ.FT.)

55 ABBEY CLOSE PEACEHAVEN  
TOTAL APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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