



45 Dorothy Avenue, Peacehaven, BN10 8HE  
£329,950

**CarruthersandLuck**  
SalesandLettings





## 45 Dorothy Avenue

### Peacehaven

This charming 2-bedroom semi-detached bungalow presents a wonderful opportunity for those seeking a conveniently located home. Situated in a prime location, residents will find themselves within easy reach of shops, the seafront, and excellent public transportation links providing easy access to Brighton City Centre and Eastbourne.

Upon entering the property, residents are greeted by a spacious entrance hall with a door to the integral garage. A particular feature of the bungalow is the extended inviting lounge and dining room, now being 32 in length and a great area to entertain, offering ample space for both living and dining areas. This expansive room seamlessly flows into the garden, creating a bright and airy ambience. The modern kitchen is thoughtfully designed with base cupboards and drawers, matching wall units and space for appliances.

This bungalow boasts two generously sized double bedrooms with fitted wardrobes. The well-equipped and recently installed shower room/wet room is designed with easy access in mind.





# 45 Dorothy Avenue

Peacehaven

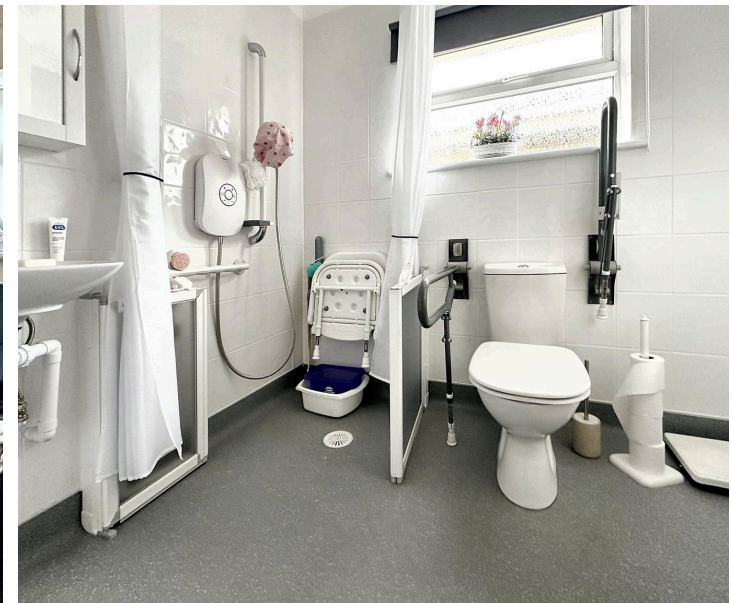
For added convenience, the property features an integral garage, offering secure parking and storage options. The easy-to-maintain gardens further enhance the appeal of this home, providing a lovely outdoor space that requires minimal upkeep, perfect for those with a busy lifestyle.

Presented with no chain, this property offers a hassle-free opportunity to secure a delightful home in a sought-after location that somebody can make their own mark on but move in straight away.

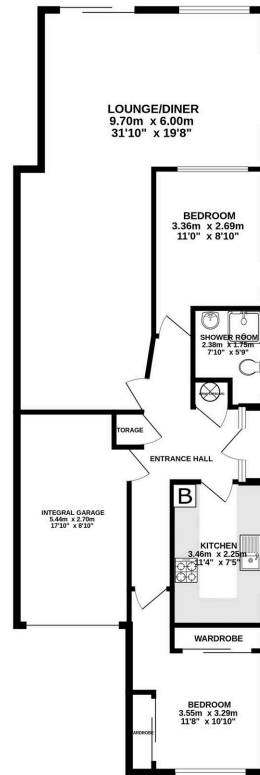
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR  
97.5 sq.m. (1049 sq.ft.) approx.



45 DOROTHY AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 97.5 sq.m. (1049 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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