



109 Roderick Avenue, Peacehaven, BN10 8BS
£375,000

Carruthers and Luck
Sales and Lettings



109 Roderick Avenue

Peacehaven

This charming three-bedroom detached bungalow offers flexible and spacious accommodation ideal for families or those seeking single-level living. The property is situated within easy reach of local shops, well-regarded schools, and excellent public transport links, providing convenient access to both Brighton City Centre and surrounding amenities. Upon entering, you are greeted by a generous entrance hall that leads to a separate WC and access onto the conservatory which is a bright retreat overlooking the garden, ideal for morning coffee or a home office. The west-facing lounge dining room is flooded with natural light throughout the afternoon and evening, providing a perfect setting for relaxation or entertaining guests. The kitchen is well-proportioned and fitted with ample storage, work surfaces, and space for appliances, making it both practical and functional. All three bedrooms are comfortable doubles, offering flexibility for family, guests, or even a dedicated study. A bathroom provides convenience for busy households, and the overall layout allows for potential repurposing of rooms to suit your lifestyle.



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Lounge full width including diner 22'9" (6.93m)

Lounge 18'10" x 12'4" (5.74m x 3.75m)

Dining area 11'10" x 9'8" (3.60m x 2.94m)

Kitchen 16'9" x 9'10" (5.10m x 2.99m)

Bed 3 10'4" x 9' (3.14m x 2.74m)

Bathroom 8'4" x 5'6" (2.54m x 1.67m)

Bed 2 11'9" x 9'10" (3.58m x 2.99m)

Bed 1 12'4" x 11'10" (3.75m x 3.60m)

Conservatory 20'4" x 7'4" (6.19m x 2.23m)

WC 5' x 3'6" (1.52m x 1.06m)

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





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