



16 Mayfield Avenue, Peacehaven, BN10 8PB  
£675,000

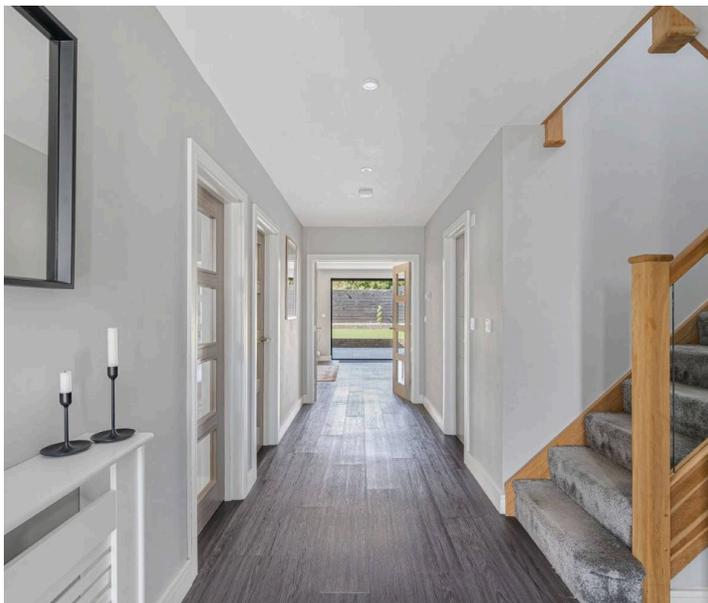
CarruthersandLuck  
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## 16 Mayfield Avenue

### Peacehaven

Situated on the highly desirable south side of the A259 South Coast Road, this modern and immaculately presented five bedroom, three bathroom detached property offers exceptional family living in a prime coastal location. Just a short stroll from the scenic Cliff Top Promenade, local shops, and convenient bus routes to both Brighton and Eastbourne, the property seamlessly combines comfort with accessibility. The heart of the home is a spacious, west-facing open plan lounge, dining room, and kitchen, flooded with natural light and ideally suited for both entertaining and every-day relaxation. The kitchen is fitted with contemporary appliances, ample storage, and sleek worktops, while the adjoining dining area invites gatherings of family and friends. Each of the five double bedrooms has been thoughtfully designed to maximise space and functionality. The principal bedroom boasts a stylish ensuite shower room and a generous walk-in wardrobe, creating a private retreat. Bedroom two also benefits from its own walk-in wardrobe, offering added convenience. The remaining bedrooms are equally well-proportioned and versatile, easily adaptable as guest rooms, home offices, gym, or playrooms. Modern fixtures and quality flooring feature throughout, enhancing the overall sense of style and comfort.



# 16 Mayfield Avenue

## Peacehaven

To the rear, the property enjoys a beautifully landscaped, west-facing garden that has been designed for low maintenance and year-round enjoyment. Thoughtfully arranged seating areas create an inviting outdoor space ideal for alfresco dining or relaxing in the afternoon sun. The patio area offers ample room for outdoor furniture, making it perfect for summer barbeques or evening gatherings. The garden's orientation ensures it captures plenty of sunlight, while its layout provides both privacy and an attractive outlook from the main living spaces. At the front, a smartly presented driveway offers ample off-road parking for multiple vehicles. The overall exterior is as well-kept as the interior, with practical touches such as secure storage for bikes and garden equipment. This property offers an outstanding opportunity to enjoy spacious, modern living in a sought-after coastal setting, with every amenity and transport link close at hand.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



16 Mayfield Avenue, BN10 8PB  
 Approximate Gross Internal Floor Area = 194.09 sq m / 2089 sq ft

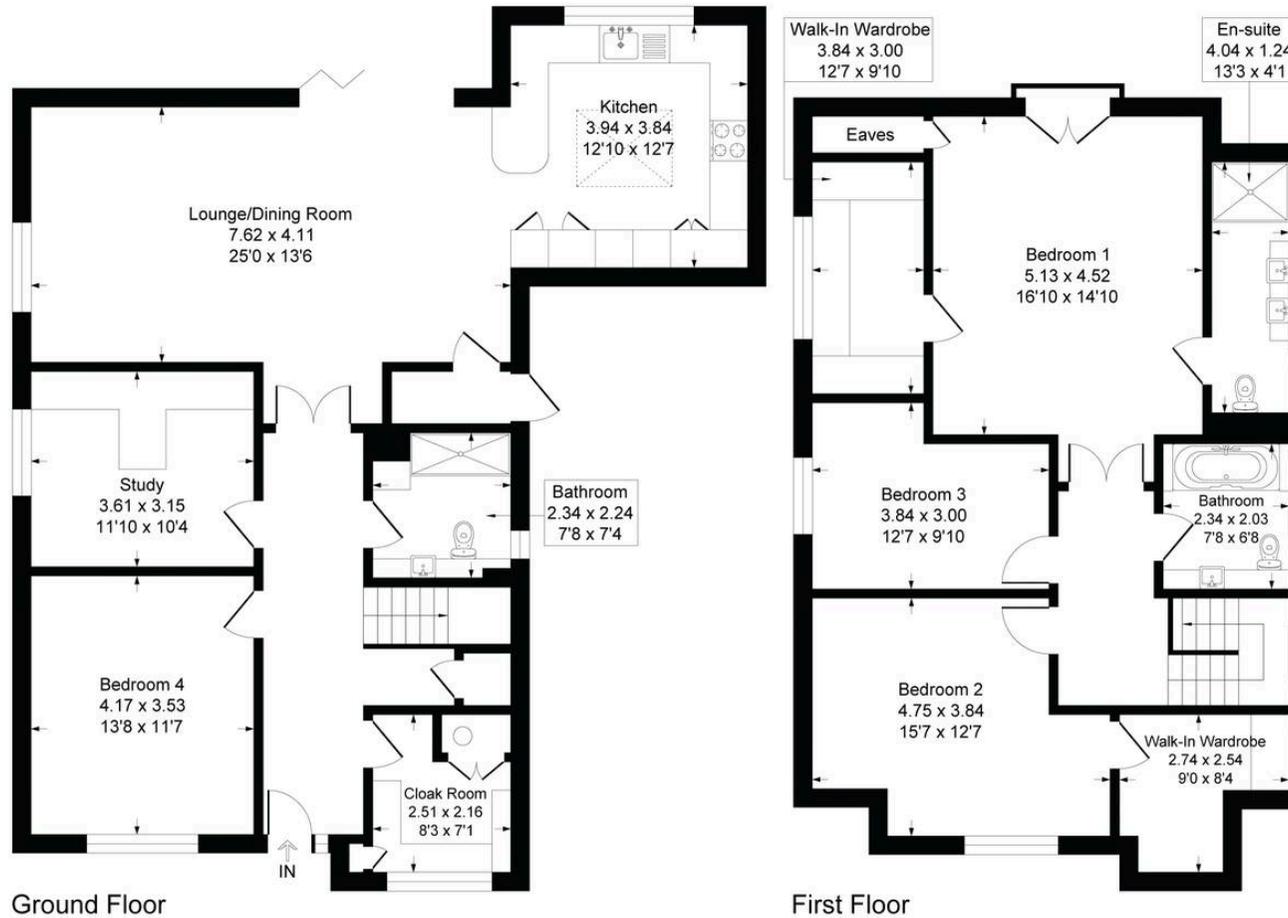


Illustration for identification purposes only, measurements are approximate, not to scale

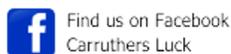
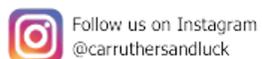
# Carruthers and Luck Sales and Lettings

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