

4
BED

Well Presented Bungalow in Central Location

30a, Roderick Avenue, Peacehaven, BN10 8JT



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inbrief...

This is a fantastic opportunity to acquire a well-presented and deceptively spacious family home, ideally situated in a highly convenient location. The property is within easy walking distance of local shops, primary and secondary schools, a doctor's surgery, and regular bus routes to Brighton. Slightly further afield, you will find The Dell, scenic cliff-top walks, and access to the beach.

Beautifully maintained by the current owners, the home offers generous and versatile accommodation suited to a range of buyers. The front door opens into a welcoming entrance hall with built-in storage, staircase to the first floor, and access to all principal rooms.

The lounge is well-proportioned, providing space for both living and dining areas, centred around a feature fireplace. Sliding doors lead into a bright, west facing, conservatory, currently used as an additional reception room, offering flexibility to suit individual needs. From here, patio doors open onto the sunny west-facing rear garden.

At the heart of the home is a spacious kitchen/breakfast room, fitted with a range of units, generous work surfaces, and space for appliances. A large window overlooks the rear garden and allows natural light to fill the space. Three good sized ground floor bedrooms are positioned to the front, each offering ample room for furnishings and one offering ensuite facilities. The ensuite comprises a shower cubicle, WC, and basin. A modern bathroom/wc also serves this level, featuring a bath with overhead shower, WC, and basin.

The first floor is dedicated to a further bedroom with a contemporary ensuite shower room, ideal as a private guest suite or teenager's space.

Externally, the front garden is low maintenance with mature planting and a driveway providing off-road parking. The west-facing rear garden is a real highlight, enjoying sunshine throughout the day, with artificial lawn and established shrubs offering as good degree of privacy and seclusion.



EPC Rating - D
Council Tax Band - C

moreinfo...



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