

ELLIOTTS

# The Promenade, Peacehaven

**Guide Price £800,000 - £825,000**





# 72 The Promenade Peacehaven, BN10

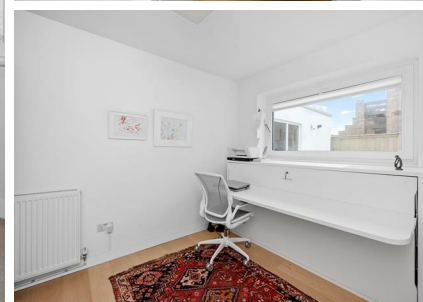
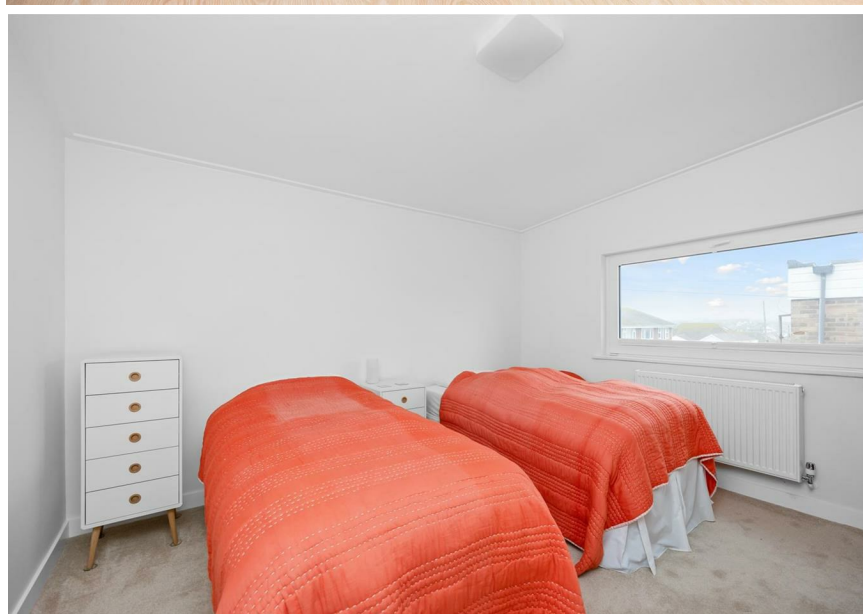
## 8ND

\*GUIDE PRICE £800,000 – £825,000\*

Elliotts are delighted to offer for sale this stunning four double bedroom detached modern house on the promenade of Peacehaven with amazing unrestricted sea views. The house measures at 194 Sq.Mt/ 2089 Sq.Ft which has been fully modernised and converted by the current owners. The house benefits from four double bedrooms, two reception rooms, separate kitchen, utility room, off road parking, garage, two bathrooms, a south facing 23' x 21' lounge/balcony with sea views with the advantage of being walking distance to Peacehaven town centre.



- Unrestricted Sea Views
- Modern Detached House
- Walking Distance to Peacehaven Town Centre
- Triple Glazing on Balcony Door
- First Floor South Facing Balcony with Direct Sea Views
- 194 Sq.Mt / 2089 Sq.Ft
- Four Double Bedrooms
- Off Road Parking
- 23' x 21' South/West Lounge
- Garage



The location of this home allows for uninterrupted coastal views from the house and both the garden and balcony. A drive or bus ride along the coast takes you into Saltdean and along to Rottingdean Village and Brighton marina with their abundance of useful amenities and wonderful local pubs and shops. Saltdean Lido can also be found nearby.

A truly special location with incredible views of the sea, offering four bedrooms, two reception rooms, two bathrooms including an impressive south facing balcony.

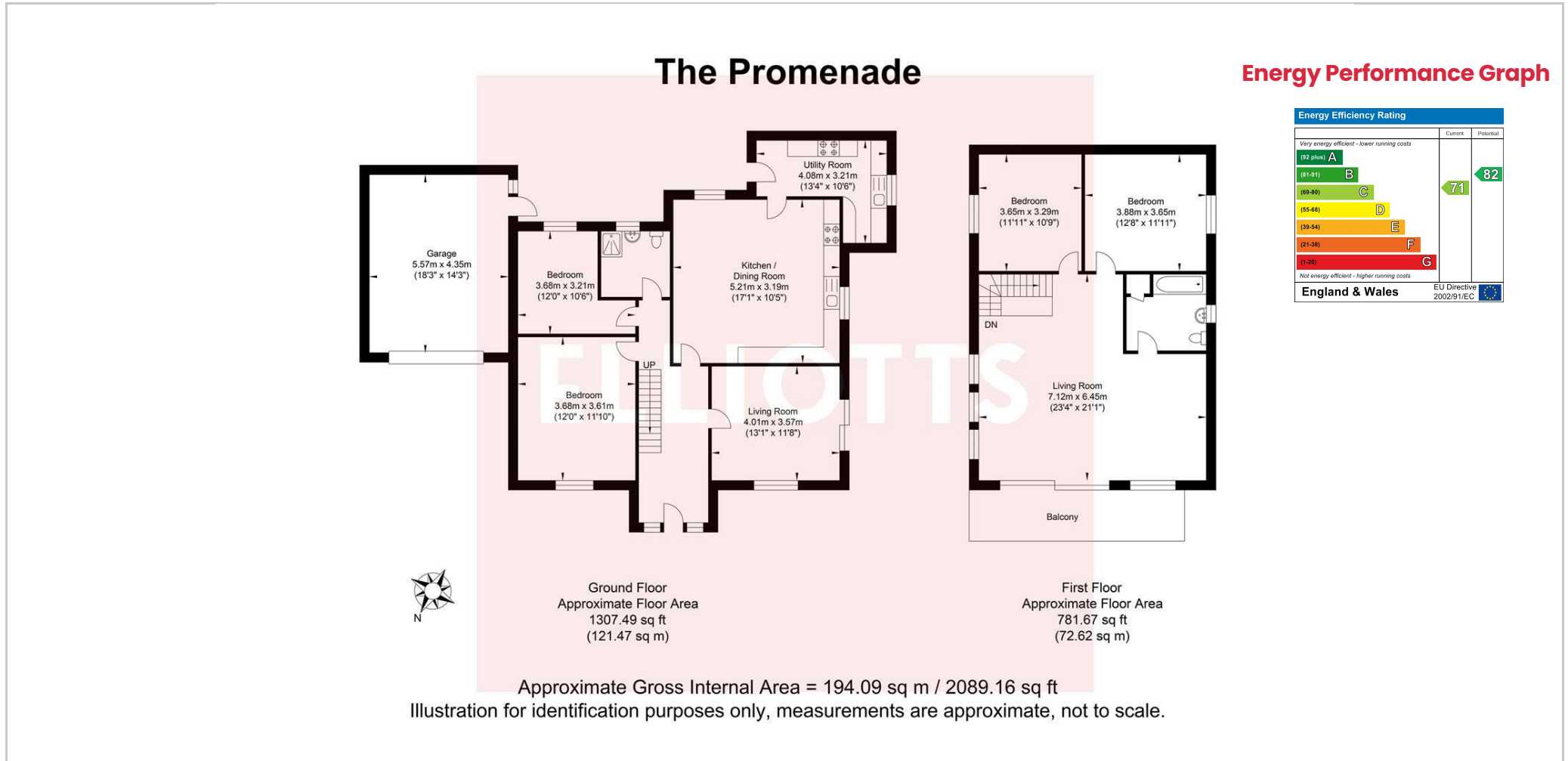
The ground floor of this superb house is bright and spacious. You will find one reception room with doors that open out on to the enviable south facing garden giving panoramic views along the coast and out to sea. You will also find a very good size kitchen/diner with Smeg appliances. From the kitchen is a utility room with lovely views to the sea. The back of the utility room leads to the back garden which also has access into the side of the garage. Downstairs also includes two double bedrooms and a family bathroom.

As you enter the first floor you are instantly wowed. The double aspect south/west lounge benefits from being 23' by 21' in size. This is the stand out room of the entire house. The sliding door at the front is triple glazed and enjoys unrestricted sea views from the lounge or the balcony.

Upstairs includes another two double bedrooms and another family bathroom.



## Floorplan



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL

Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk