



Edith Avenue North,Peacehaven BN10 8EB

welcome to

Edith Avenue North, Peacehaven

Situated in a central yet peaceful location, this house offers the best of both worlds - convenience and tranquility. The interior is superbly presented and spacious, perfect for those who appreciate a modern and well-maintained living space.





Approximate total area⁽¹⁾
1629.32 ft²
151.37 m²

Reduced headroom
73.35 ft²
6.81 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- Lounge**
14' 10" x 11' 11" (4.52m x 3.63m)
- Dining Room**
11' 10" x 10' 10" (3.61m x 3.30m)
- Kitchen**
10' 9" x 9' 10" (3.28m x 3.00m)
- Bedroom One**
14' 11" x 12' 1" (4.55m x 3.68m)
- Bedroom Two**
12' 3" x 10' 10" (3.73m x 3.30m)
- Bedroom Three**
9' 10" x 8' 1" (3.00m x 2.46m)
- Bathroom/Wc**
- Annexe Bedroom**
16' x 8' 3" (4.88m x 2.51m)
- Annexe Shower Room**
7' x 5' 11" (2.13m x 1.80m)
- Office/Garden**
13' 4" x 8' 5" (4.06m x 2.57m)

welcome to

Edith Avenue North, Peacehaven

- Stunning Detached Family Home
- Three Double Bedrooms
- Modern High Specification Kitchen
- Open Plan Lounge/Diner
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA108081



Property Ref:
PEA108081 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 587222



Peacehaven@fox-and-sons.co.uk



233 South Coast Road, PEACEHAVEN, East
Sussex, BN10 8LD



fox-and-sons.co.uk