



hamlyn  
smith.

Ambleside Avenue, Peacehaven, BN10 7LH

£450,000

# hamlyn smith.



4 Bedrooms



3 Receptions



2 Bathrooms

This beautifully presented family home is located in the sought-after area of Telscombe Cliffs and offers generous space ideal for a growing family. Conveniently positioned close to local shops, a primary school, Chatsworth Park, and bus routes to Brighton, the property is perfectly situated for both daily life and leisure. Open fields and countryside walks are also just a short stroll away, adding to the appeal of the location.

- Four bedroom family home
- Detached
- Garage and driveway
- Sunny west facing garden
- Open plan kitchen/diner
- Well presented throughout
- Council tax band - D
- Energy rating - D





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Upon entering the home, you are welcomed into a bright entrance hall that leads to the main ground floor rooms. At the front of the house, the spacious lounge enjoys an abundance of natural light through a large bay window overlooking the front garden, creating a warm and inviting space for relaxing with family. Towards the rear, the modern kitchen and dining area offer excellent functionality, with a range of storage units, ample work surfaces, and integrated appliances. The dining space can accommodate a large table and opens directly into a generously sized conservatory. This additional living area provides lovely views of the rear garden and offers room for further seating or family use.

A separate utility room provides practical space and direct access to the rear garden, while a well-placed ground floor shower room and WC add to the home's convenience. Upstairs, the first floor landing includes a linen cupboard and access to the loft. Four well-proportioned bedrooms can be found here. The master bedroom overlooks the front garden and includes built-in wardrobes. Bedrooms three and four have been opened up to create a bedroom with an adjoining dressing area, although they can easily be converted back to separate rooms. The family bathroom is fitted with a bath and shower over, WC, and hand basin.

Outside, the rear garden is a delightful space with areas of lawn, established shrubs, a shed, and a potting shed, making it ideal for both relaxation and play. The front garden is predominantly paved, offering parking for several vehicles and access to the integral garage, which has been partitioned to create useful storage areas. This home combines space, comfort, and a well-connected location, making it an excellent choice for family living.



**Ground Floor**

Floor area 64.4 sq.m. (693 sq.ft.)

**First Floor**

Floor area 44.0 sq.m. (473 sq.ft.)

**Outbuilding**

Floor area 0.0 sq.m. (0 sq.ft.)

**Total floor area: 108.3 sq.m. (1,166 sq.ft.)**

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