

**3**  
BED

# Stunning Home in Excellent Order

34 Pelham Rise, Peacehaven, BN10 8BD



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## inbrief...

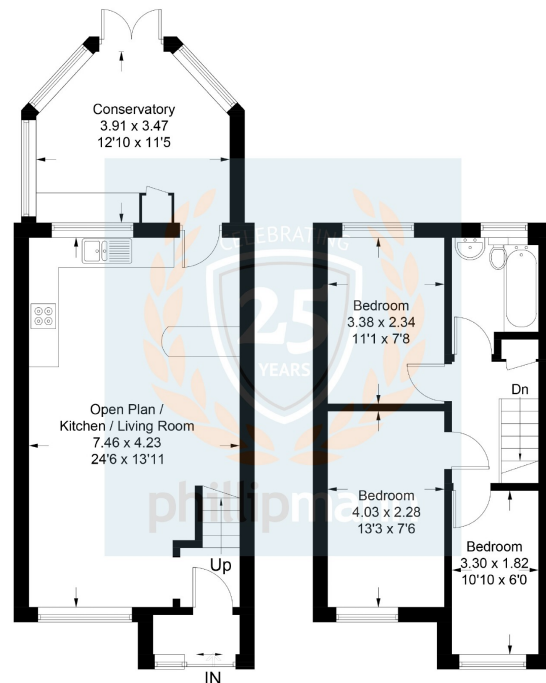
Are you looking for your first purchase, an investment or looking for the next step up the ladder? If so, this little gem could be the one for you. Set in this delightful location is this very well presented, three bedroom house which has been updated and modernised throughout in recent years. Situated opposite Hodder Farm it has a lovely vista of rolling fields and open farmland and it is also in an equally convenient position. Just a short walk away, you will find bus routes to Brighton, local primary and secondary schools as well as a local shop and the Meridian shopping centre. This property gives you the "welcome" and "at home" feeling as soon as you walk in and DIY will certainly not be on the agenda here. The entrance porch offers plenty of space for your coats and shoes and also affords access to the hallway. The reception space certainly has the 'wow' factor. Being open plan it affords plenty of space for all of your soft furnishings and the hi-gloss black kitchen to the rear is simply stunning. It has a wealth of work surfaces and cupboard space and there is more than enough room to be able to cook up your family favourites. Furthermore the breakfast bar is ideal for the kids in the morning and a table and chairs can easily be sited here too. A door to the rear takes you into the west facing conservatory where you will find plenty of space for your associated furniture. This is a lovely room to sit and enjoy the garden. On the first floor you will find three bedrooms and a modern white bathroom/WC incorporating a bath, wc and basin. The rear garden has been landscaped superbly to make it as maintenance free as possible and offers a lovely sunny aspect. To complete the picture the property offers allocated parking and small open plan front garden. This property certainly is a must see and a viewing is highly recommended.



## theplan...

### 34 Pelham Rise, Peacehaven, BN10 8BD

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. © focuspropertysolutions.co.uk 2018 Produced for Phillip Mann

EPC Rating - D

Council Tax Band - B

moreinfo...

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