



9 Valley Road
Peacehaven | East Sussex | BN10 8AE

FINE & COUNTRY

A SIZABLE DETACHED HOUSE SET IN NEARLY 1.3 ACRES OF MATURE GARDENS IN THE MOST PRESTIGIOUS AREA OF PEACEHAVEN.

This charming 4-bedroom chalet style home with its expansive grounds and great potential offers a truly unique living experience. One of its key features is the utmost privacy it provides, as the gardens are not overlooked by neighbouring properties.

Spanning approximately 2000 square feet, this home offers ample space for adaptive and comfortable family living.

As you enter the property, you are greeted by a large and inviting hall, which serves as the central hub of the ground floor. Off the hall, you will find two double bedrooms conveniently serviced by an adjacent shower room.

Moving further into this home, you'll discover a bright and spacious lounge area that seamlessly leads to a garden room, creating a lovely transition between indoor and outdoor spaces.

Adjacent to the garden room, there is a study room, perfect for those who require a dedicated workspace. This property offers multiple living spaces, ensuring everyone can find their own retreat within the home.

Continuing on the ground floor, you'll find a breakfast room adjacent to the fitted kitchen, and a dining room. This arrangement provides flexibility for both formal and casual dining experiences. Additionally, there is a large utility room for your laundry needs and an additional bathroom to complete the ground floor.

Making your way to the first floor, you'll discover two spacious bedrooms, offering comfort and tranquillity. A bathroom on this level serves the needs of the upper floor occupants.

With its four double bedrooms, this property can easily accommodate a growing family or provide ample space for a home and work lifestyle, whilst providing a tranquil environment owing to the views of its extensive gardens.









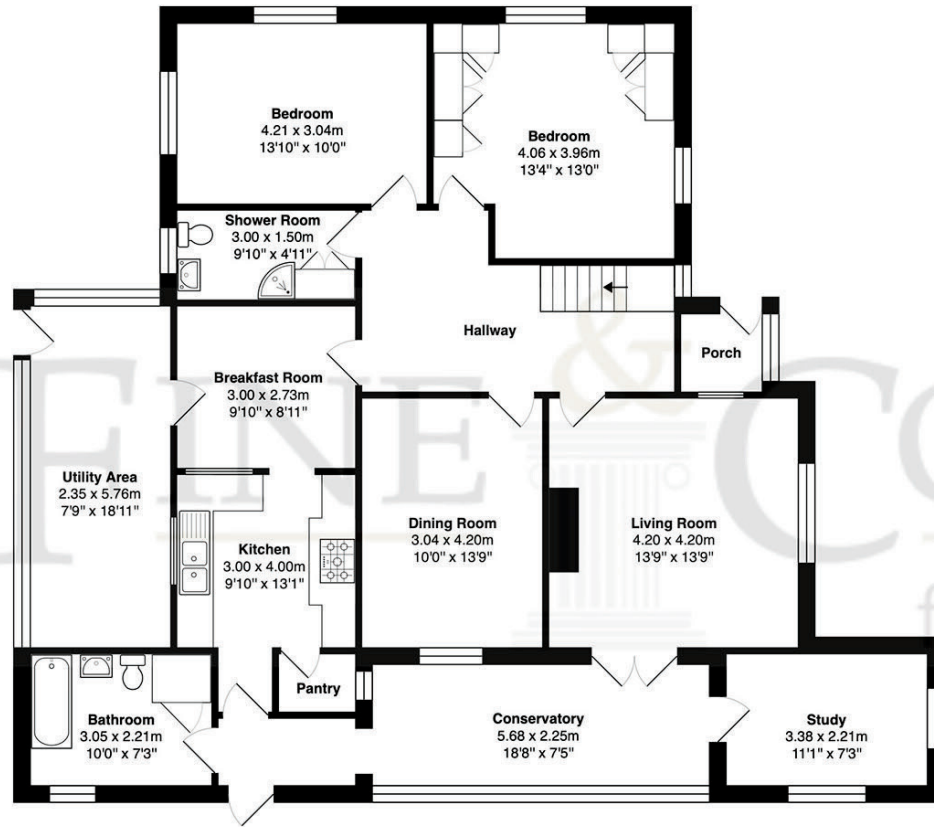
Beyond the interior, the property boasts exceptional gardens, of almost 1.3 acres, with a number of outbuildings, creating a serene and picturesque environment. These gardens offer the perfect space for outdoor activities, gardening, or simply enjoying the beauty of nature. Moreover, the location of the property provides great access to the coastline and the Southdown Way, making it ideal for those who appreciate outdoor activities and scenic walks.

In The Local Area Peacehaven is set above the chalk cliffs of the South Downs 9.7 km east of Brighton city centre. Although an independent town it has a considerable 'Brighton feel' with ease of city access for work, shopping and other leisure facilities.

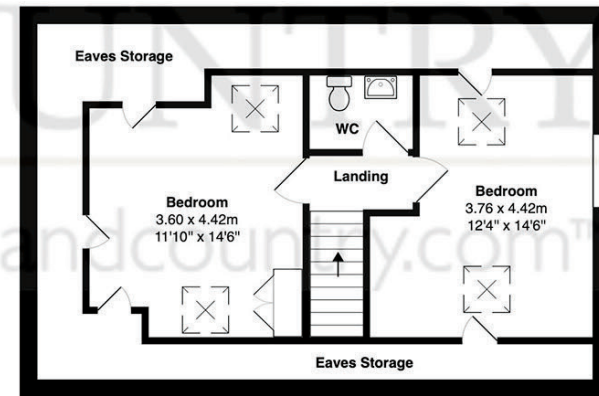
The town, however, enjoys a good number of its own popular amenities. There is a multi-purpose leisure centre with an excellent range of facilities and the Meridian Shopping Centre, housing a library a supermarket and various essential services. A doctors' surgery and dentists also serve the local community.

For families there are two primary schools and Peacehaven Community Senior School. The famous Independent Schools of Roedean and Brighton College are a short drive away. The local 14 bus runs along neighbouring Telscombe Road connecting to the coast road, the City of Brighton & Hove and to Newhaven.





Ground Floor

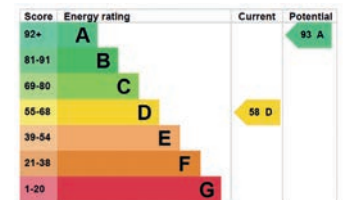


First Floor

Total Area: 204.9 m² ... 2205 ft² (Excluding Eaves Storage)

All measurements are approximate and for display purposes only.

Council Tax Band: E
Tenure: Freehold



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