



Fairlight Avenue, BN10

£500,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Fairlight Avenue, BN10

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | 1517 sq ft |

Sitting on a large plot of land on a costal avenue in Peacehaven, this substantial detached house offers excellent value for families and developers alike, looking to live in comfort, close to the sea and the countryside. While it has been extended up and been reconfigured by the current owners, there remains huge scope for further modernisations and renovations which will add value in an area where planning consents are easier to come by. As it stands, it is an attractive home set well back from the road behind grassy verges, a border wall and a neat front garden and drive. With an east to west aspect, the entire house is filled with natural light and the garden is large with a south and easterly aspect to receive sunshine right through the day.

Fanned steps rise to the front door which opens to a wide and welcoming entrance hall with two deep cupboards for housing the family's shoes, coats and household items. It is clearly a light and spacious home with doors to the rear opening to two large, linked reception rooms. Spanning the rear of the house, the dining area opens completely

to the garden which becomes a natural extension of the home during the warmer seasons, where children and pets can play outside in complete safety in full view from inside due to large picture windows and glazed doors. The sitting room area feels warm and homely with soft carpet underfoot and an open fireplace for added heat and atmosphere during the winter, where there is ample space for the whole family to be together in the evening.

Open to the dining room, the kitchen is large with plenty of storage and some integrated appliances, leaving space for other freestanding pieces. While it would benefit from modernisation, it is in good working order, so it would simply be for those looking to put their own stamp on the place.

Moving through to the rear of the house, the garage was converted to be used as a workspace or alternatively as a bedroom with either a study or dressing room attached. It is a versatile space which could enjoy the addition of a bathroom en suite as it has a water supply, or for use as a gym, studio or workshop depending on need.









Outside, the garden is a great size for families looking to add play equipment or enjoy ball games. It also works well for summer barbecues and parties, where with an east to west aspect and open to the south, it catches the summer sunshine all day. There is a swimming pool, although it has not been used for a while, so it could be filled in or reinstated depending on the needs and desires of the family. An apple and a willow tree provide some dappled shade and fruit during summer and mature borders ensure the entire space is not overlooked.

#### Vendor's Comments:

"We love the tranquillity of this location and the sense of community in Peacehaven. Having the beach and countryside on our doorstep has been a real blessing while raising a family and the house has served us well offering lots of versatility and space."

#### Education:

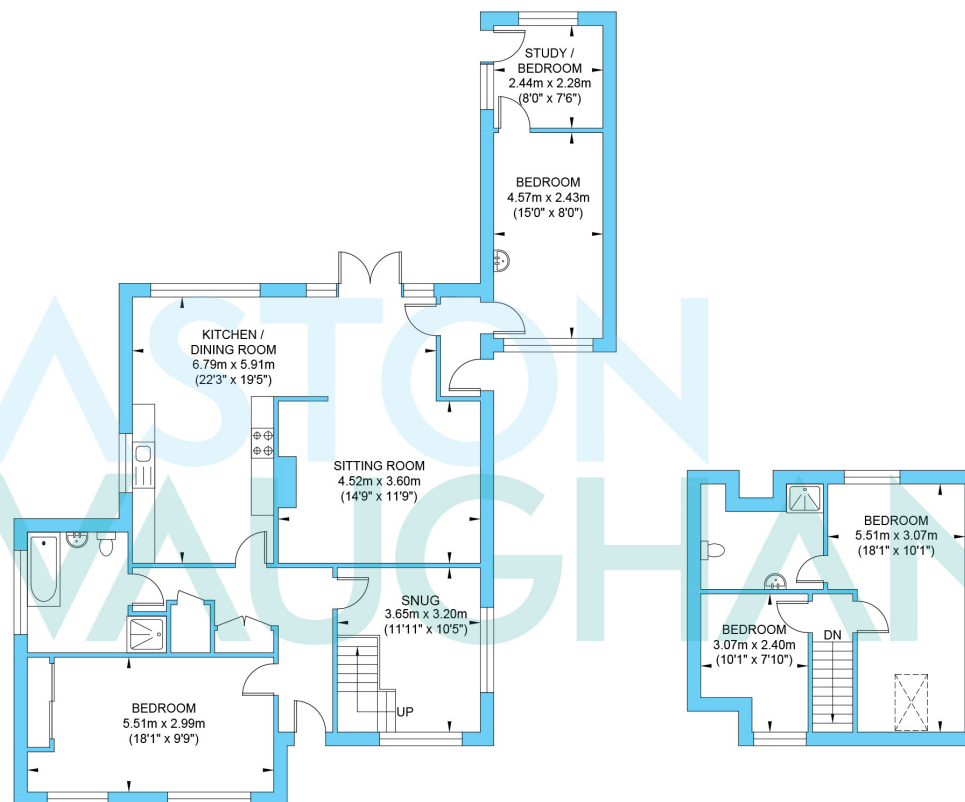
Primary: Telscombe Cliffs Primary School

Secondary: Peacehaven Community School, Cardinal Newman RC (accessible via school bus)

#### Private: Roedean, Brighton College

Peacehaven is a leafy coastal suburb on the outskirts of the city; close to Saltdean Lido, the beach and Rottingdean Village. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and spacious chalet house allows you to enjoy the coast and the countryside in equal measure. On the doorstep of Brighton & Hove's city centre, with easy access to Gatwick and London over Falmer Road to the A27/A23, this is also a great location for those needing to travel further afield.

## Fairlight Avenue



Ground Floor  
Approximate Floor Area  
1185.64 sq ft  
(110.15 sq m)

First Floor  
Approximate Floor Area  
332.17 sq ft  
(30.86 sq m)

Approximate Gross Internal Area = 141.01 sq m / 1517.81 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.