



Hodder Avenue, BN10
£375,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Hodder Avenue, BN10

4 Bedrooms | 1 Bathroom | 1 Reception Room | 1115 sq ft |
Large West Facing Garden | Forecourt For Multiple Cars

Nestled in the desirable coastal town of Peacehaven, this impressive four-bedroom semi-detached house presents an exceptional opportunity for families seeking space, flexibility, and convenience. Offered for sale, this property combines generous living areas with a highly practical layout, all set within a sought-after location renowned for its community feel and excellent amenities.

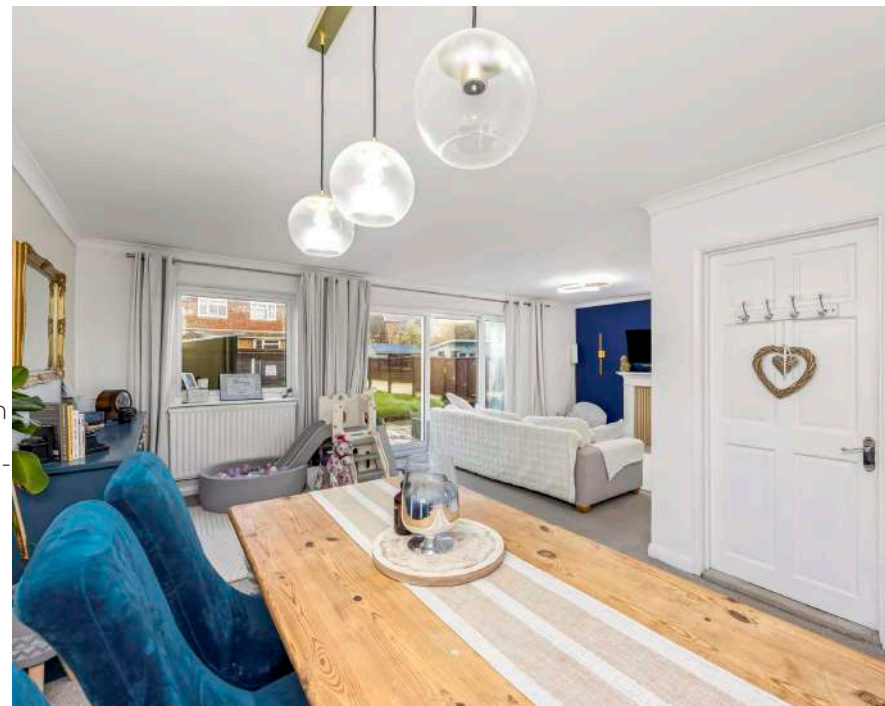
Upon arrival, you are greeted by a substantial forecourt, providing off-road parking for multiple vehicles – a significant advantage in any busy household. This ample space ensures ease and convenience for residents and visitors alike, setting a practical tone for the home before you even step inside.

The ground floor of this charming residence offers remarkable versatility. A notable feature is the double bedroom located on this level, providing an ideal solution for multi-generational living, a dedicated home office, or a comfortable guest suite. This adaptability is a key selling point, catering to a diverse range of lifestyle needs. The heart of the home is undoubtedly the large living room diner, a bright and inviting space perfect for both everyday family life and entertaining guests. Its generous proportions allow for distinct zones for relaxation and dining, fostering a harmonious flow throughout. Adjacent to this, the modern kitchen is a testament to contemporary design and functionality. Equipped with sleek cabinetry, ample work surfaces, and space for essential appliances.

Ascending to the first floor, you will find three further well-proportioned bedrooms, each offering comfortable accommodation and natural light. These rooms share access to a well-appointed family bathroom, designed with modern fixtures and fittings to ensure a relaxing experience. The layout has been thoughtfully considered to maximise space and comfort for all residents.

One of the property's most appealing external features is the large west-facing garden. This sun-drenched outdoor haven provides an expansive area for children to play, for keen gardeners to cultivate, or simply for enjoying alfresco dining and relaxation during the warmer months. The west-facing aspect ensures an abundance of afternoon and evening sun, making it an ideal spot for unwinding after a long day. This private outdoor space truly extends the living area of the home.

Location is paramount, and this property excels in its positioning. Families will appreciate being close to both a good primary school and a secondary school, ensuring convenient access to quality education for all ages. Furthermore, the property benefits from easy bus routes to Brighton, offering a straightforward commute to the vibrant city centre with its extensive shopping, dining, and entertainment options. The coastal setting of Peacehaven itself provides access to stunning clifftop walks and local amenities, blending the best of seaside living with urban connectivity.







Education:

Primary: Telscombe Cliffs Primary School

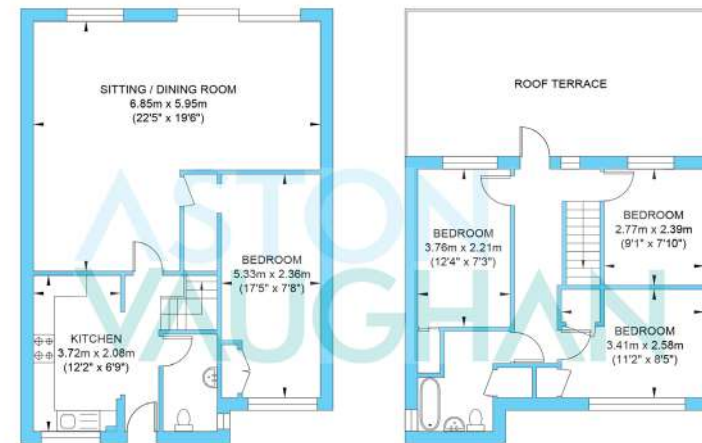
Secondary: Peacehaven Community School, Cardinal Newman RC (accessible via school bus)

Private: Roedean, Brighton College

Good To Know:

Peacehaven is a 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.

Hodder Avenue



Ground Floor
Approximate Floor Area
699.11 sq ft
(64.95 sq m)

First Floor
Approximate Floor Area
416.77 sq ft
(38.72 sq m)

Approximate Gross Internal Area = 103.67 sq m / 1115.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.