



## 193 RODERICK AVENUE NORTH

PEACEHAVEN, BN10 8BZ

£425,000  
FREEHOLD

GUIDE PRICE £425,000 - £450,000. Fantastic semi-detached bungalow with off street parking and large rear garden. Built in 2018, this beautifully presented property benefits from good sized rooms, lovely layout and plenty of natural light, all combining to create a real sense of space throughout. The spacious accommodation comprises; three bedrooms, modern bathroom, en-suite shower room and superb open plan living area overlooking the delightful rear garden. There is the additional benefit of a cabin/ garden room providing multiple options and currently used an additional living space with bar area.

North Peacehaven offers access to local parks, down land walks, popular schools and amenities. Bus services pass close by providing access to surrounding areas including Brighton City Centre.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



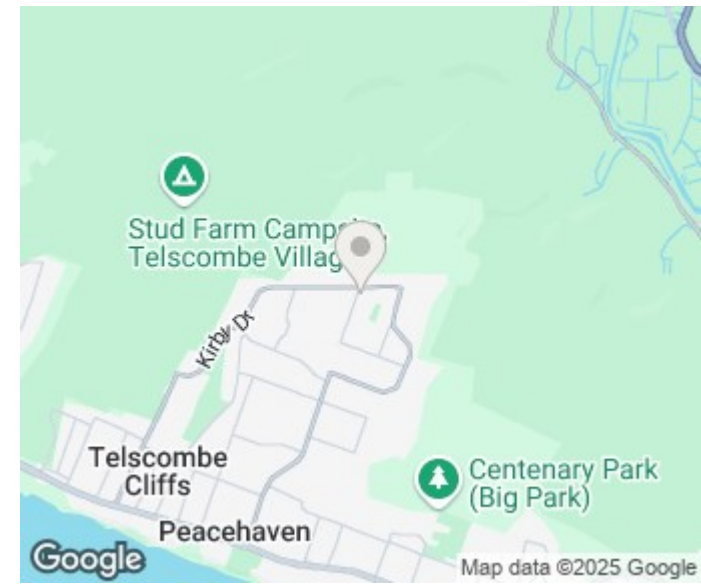




Roderick Avenue

Total Area: 91.6 m<sup>2</sup> ... 986 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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