



## The Ridings, Peacehaven BN10 7EF



This four-bedroom link-detached family home offers a spacious and adaptable layout, ideal for modern living. The property has been extended with a garage conversion, now serving as a generous ground-floor double bedroom, which is perfect for guests, older children, or a home office setup. The ground floor also includes a living room, bright kitchen/dining room, a separate conservatory overlooking the garden, and a handy downstairs WC, adding convenience for family life or visiting guests.

Upstairs, the home features one double bedroom and two well-proportioned single bedrooms, along with a family bathroom. While the house is clean and well kept, it offers scope for updating, allowing buyers to personalise the interiors to suit their tastes.

Whether you're upsizing, relocating, or investing, this property provides a fantastic opportunity in a sought-after neighbourhood. It's a solid home with great potential for long-term value.

The private rear garden is fully enclosed, offering a blank canvas to landscape, entertain or relax. A conservatory leads directly onto the patio and lawn, creating a seamless flow between indoors and out. The property benefits from gated side access - ideal for storage, bins or bikes - and a driveway provides off-road parking at the front. With the right touches, the outdoor space could easily become a standout feature of the home, ideal for families or those with pets.



Total Approximate Floor Area

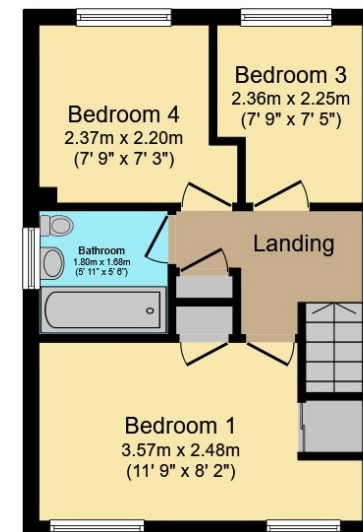
**936 sq.ft. / 86.9 sq.m.**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk

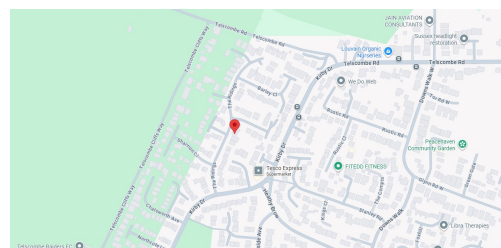


Ground Floor



First Floor

Map Location



EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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 <b>Buses</b> 5 minute walk	 <b>Shops</b> Tesco Express 3 minute walk	 <b>Trains</b> Newhaven 4.3 miles
 <b>Sport &amp; Leisure</b> Peacehaven Leisure Centre 1.1 miles	 <b>Rental Income</b> £1,600 pcm	 <b>Schools</b> Telscombe Cliffs Academy Peacehaven Community
 <b>Broadband</b> Up to tbc Mbps	 <b>Roads</b> M23 27 miles	 <b>Council Tax</b> Band C