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3 Bedroom
House - Detached
located in Cavell Avenue,
Peacehaven



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45 Cavell Avenue
Peacehaven
BN10 7NR



Asking price £475,000

Taylor Michael are delighted to introduce this substantial and rarely available detached home on Cavell Avenue, Peacehaven, offered to the market for the first time in over 35 years. Occupying a generous plot in a well-established residential location close to the coast, the property provides an impressive amount of versatile living space, three double bedrooms, two bathrooms, an additional WC, a substantial private rear garden, extensive outside entertaining space, private driveway and a large garage. Having been a much-loved home for more than three decades, this is an exciting opportunity for a new owner to make the property their own, whether looking for generous accommodation from day one or a home offering considerable scope to adapt and add value over time, subject to any necessary permissions.

The ground-floor accommodation is particularly impressive and offers the space and flexibility increasingly sought after by modern households. At the heart of the home is a superb sitting room measuring approximately 25'11" x 12'8", providing ample room for multiple seating areas and creating a fantastic space in which to relax or entertain. The generous proportions continue through to the separate dining room, which comfortably accommodates a full-size dining table and provides an ideal setting for family meals and entertaining. The combination of these substantial reception areas gives the house a wonderful sense of space, while the layout offers plenty of flexibility for purchasers wanting defined living and dining areas rather than a completely open-plan arrangement.

The separate kitchen/breakfast room, measuring approximately 16'9" x 9'11", provides extensive worktop and storage space and is large enough to accommodate an informal breakfast area alongside the main kitchen. This creates a practical everyday hub while retaining the dedicated dining room for larger gatherings and more formal occasions. With several sizeable living areas across the ground floor, the property lends itself exceptionally well to family life and entertaining, while also offering opportunities for a future purchaser to reconfigure or modernise the accommodation to suit their own requirements. The ground floor is completed by an additional WC, adding further practicality to an already versatile layout.

There are three genuinely well-proportioned double bedrooms, offering flexibility for families, couples, visiting guests or those requiring dedicated home-working space. The principal bedroom is particularly generous at approximately 16'2" x 13'11" and benefits from an excellent range of fitted storage together with its own en-suite shower room, creating a spacious and private main bedroom suite. The remaining bedrooms continue the sense of space found throughout the house, with the third bedroom positioned separately within the ground-floor layout. In addition to the en-suite, there is a further full family bathroom, meaning the property provides two bathing/shower facilities as well as the separate WC – an excellent arrangement for busy households and visiting family.

One of the property's most interesting features is the exceptionally substantial loft room, measuring approximately 27'2" x 22'5". Already accessed by an internal staircase, this extensive space highlights the scale and future possibilities available within the property. For purchasers looking to add value or create additional accommodation, the loft provides exciting potential for further conversion or enhancement, whether envisaged as additional bedroom accommodation, a



home office, hobby space or another form of ancillary accommodation, all subject to the necessary planning, building regulation and other required consents. Combined with the generous existing footprint, this gives buyers the opportunity to purchase a home capable of evolving alongside their requirements.

Outside is another major highlight. The property enjoys a large private rear garden offering an excellent balance between lawn and entertaining space, with a substantial decked/seating area providing the perfect setting for outdoor dining, summer gatherings and relaxing in the sunshine. Beyond the decking is a generous lawn offering considerable space for children, pets, gardening or further landscaping. The size and





width of the plot are particularly appealing and provide the sense of outdoor space that can be difficult to find, while the established boundaries create a defined and usable garden. Whether a buyer wants to enjoy it in its current form or redesign the outside space over time, there is enormous potential to create an exceptional garden environment.



Further practical benefits include a private driveway and an unusually large garage measuring approximately 27'3" x 10'10". The garage provides excellent parking, workshop and storage possibilities and, given its scale, may also present purchasers with further potential to adapt the space for alternative uses in the future, subject again to the appropriate permissions and consents. Together with the driveway, this gives the property valuable off-road parking and storage provision. It is this combination of extensive internal accommodation, substantial outside space, parking, garage and further potential that makes the property suitable for such a broad range of purchasers, from growing families and upsizers to downsizers wanting generous single-level living, first-time buyers seeking a long-term home, or purchasers specifically looking for a property they can improve and add value to.



Situated in central Peacehaven, Cavell Avenue places the property within easy reach of the area's everyday amenities while retaining a residential setting and excellent access towards the seafront and coastline. The coastal position is beautifully demonstrated by the property's aerial views, with the sea forming an impressive backdrop to the surrounding neighbourhood. After more than 35 years in the same ownership, opportunities of this nature are particularly special: a substantial detached home with approximately 2,278 sq ft / 211.6 sq m of gross internal area, three double bedrooms, extensive reception accommodation, two bathrooms plus WC, a huge loft space, large garage, private driveway and an excellent rear garden. Offering space, versatility and genuine future potential in equal measure, early viewing is highly recommended to fully appreciate both the scale of the accommodation and the opportunity this unique home represents.



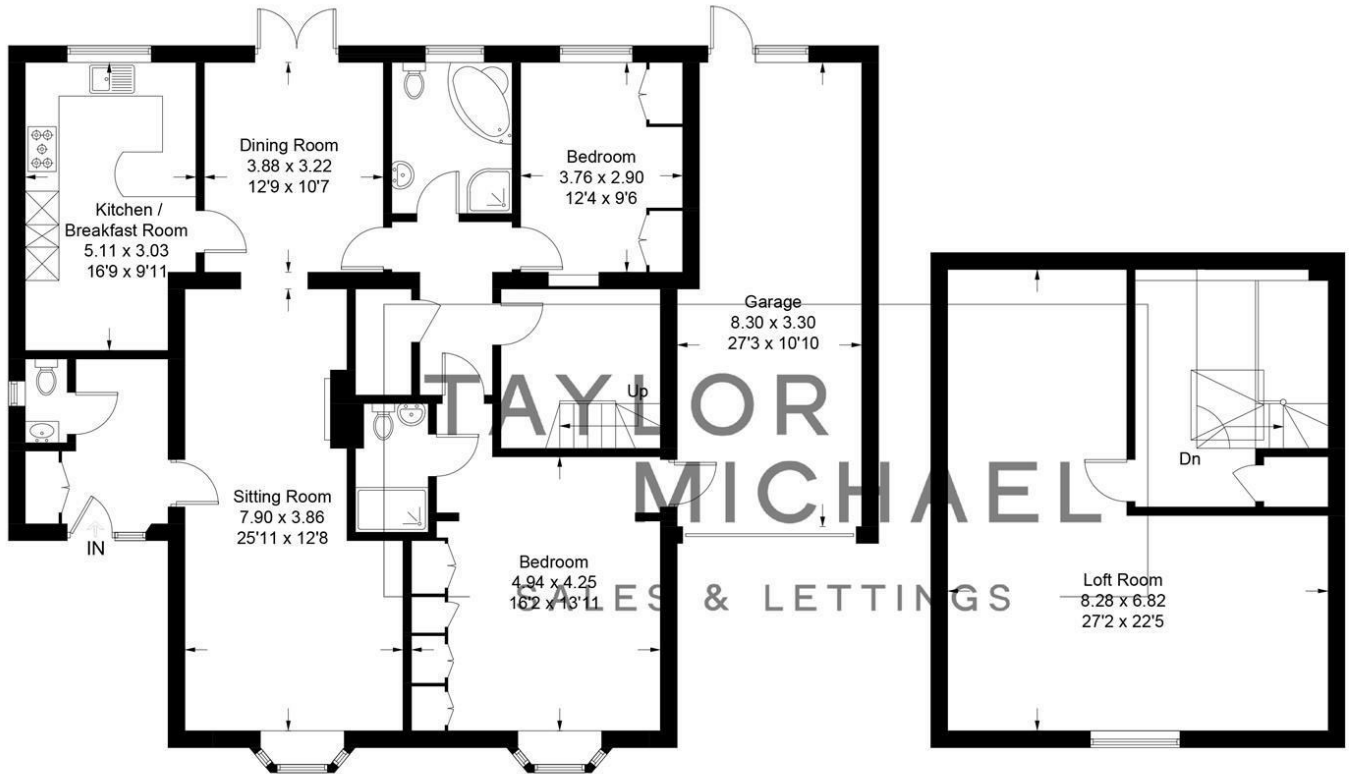


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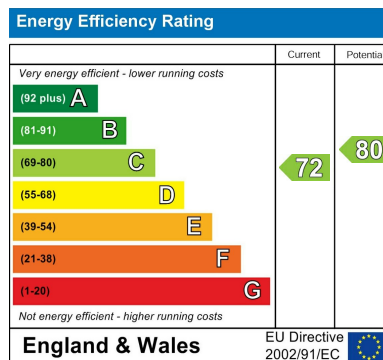
Approximate Gross Internal Area = 211.6 sq m / 2278 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



DIRECTIONS

From central Peacehaven, proceed along the A259 South Coast Road before turning into the residential roads leading towards Cavell Avenue, where the property can be found in a well-established residential setting. The home is conveniently positioned within easy reach of Peacehaven seafront, local shops, amenities and transport links, with Brighton and surrounding coastal areas readily accessible via the A259.

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