

16 The Esplanade

Peacehaven, BN10 7HE













111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

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Asking price £760,000





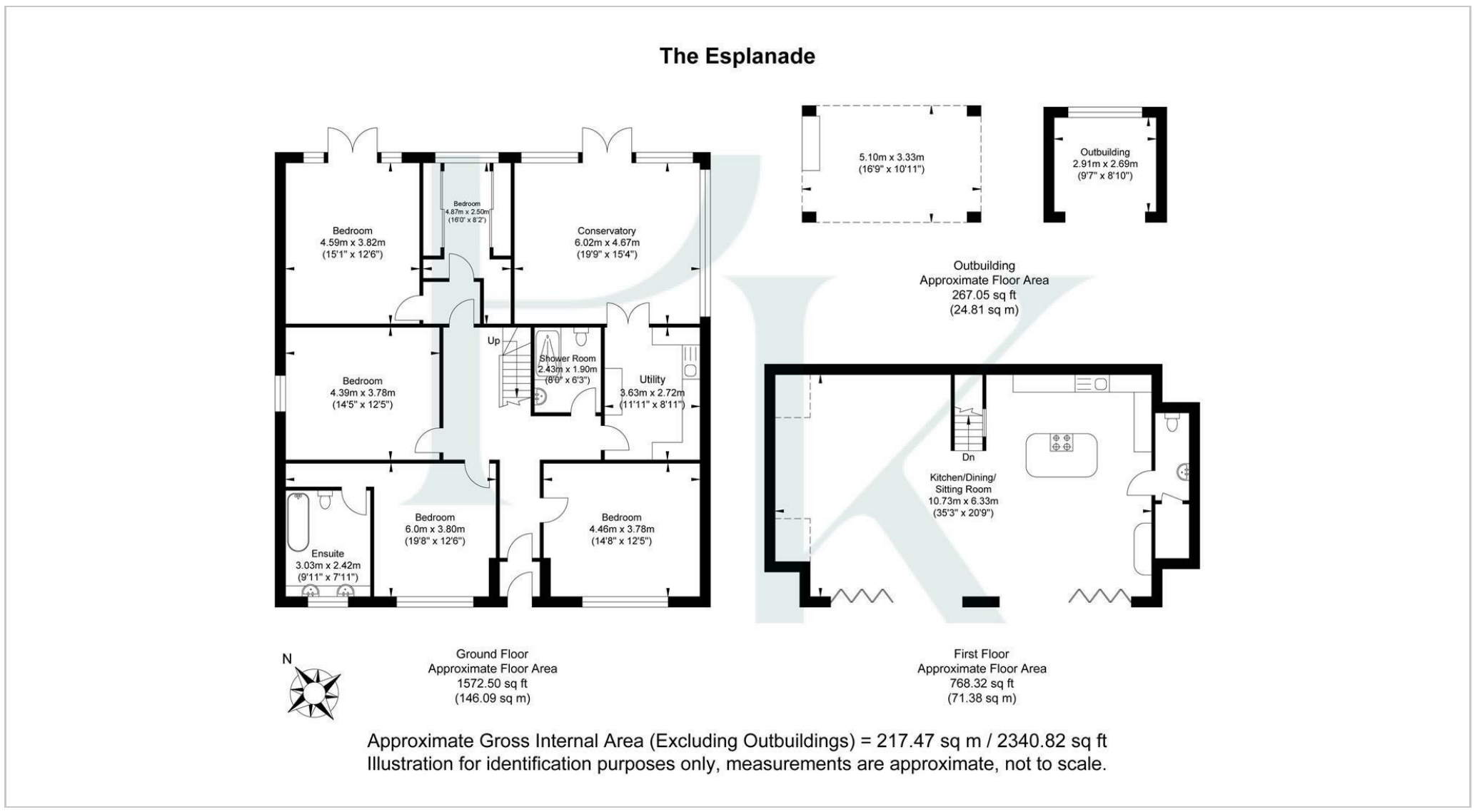
Occupying an enviable cliff-top position with uninterrupted panoramic sea views, this exceptional detached family home offers over 2,340 sq ft of beautifully presented accommodation, a generous garden, ample off-road parking and is offered to the market with no onward chain.

Designed to maximise its spectacular setting, the first floor boasts an impressive 35ft open-plan kitchen, living and dining room, where full-width glazing and bi-folding doors open onto a sea-facing balcony, creating the perfect space to relax or entertain whilst enjoying breathtaking coastal views. The contemporary kitchen is complemented by a central island and integrated appliances. A WC complete this level.

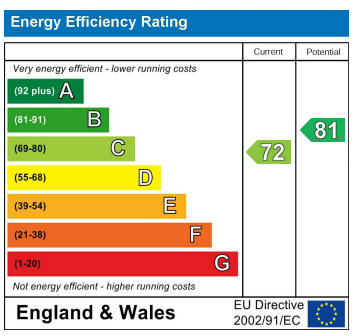
The ground floor comprises four generous double bedrooms, including an impressive principal suite with a dressing room and en-suite bathroom, complemented by a stylish family bathroom. There is also a versatile additional room, currently used as a walk-in wardrobe/dressing room, which could easily serve as a fifth bedroom, home office or nursery. Completing the ground floor is a spacious conservatory overlooking the rear garden, currently arranged as a home gym.

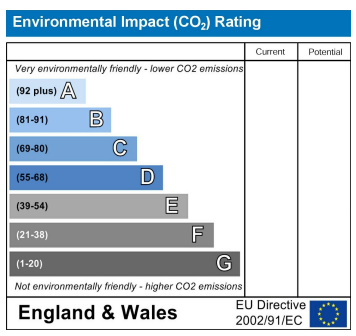
Outside, the property continues to impress with extensive driveway parking to the front and a substantial rear garden offering excellent potential to extend or enhance further (STPP). A detached outbuilding provides useful additional storage or workshop space.

Situated on one of Peacehaven's most sought-after roads, The Esplanade offers direct access to the cliff-top walks and the South Downs National Park. Peacehaven provides a wide range of local amenities including supermarkets, cafés, schools and leisure facilities, while regular bus services along the A259 provide easy access to Brighton & Hove in approximately 25-30 minutes, making it an ideal location for commuters seeking a coastal lifestyle.



Approximate Gross Internal Area (Excluding Outbuildings) = 217.47 sq m / 2340.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Pearson Keehan