

3  
BED

# Superbly Modernised Family Home

8, Rustic Close, Peacehaven, BN10 7SB

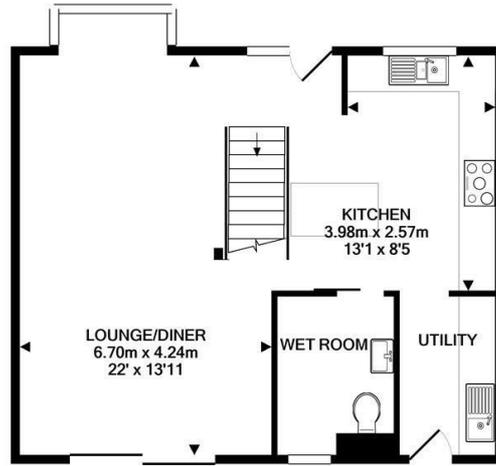


Offers Over £410,000

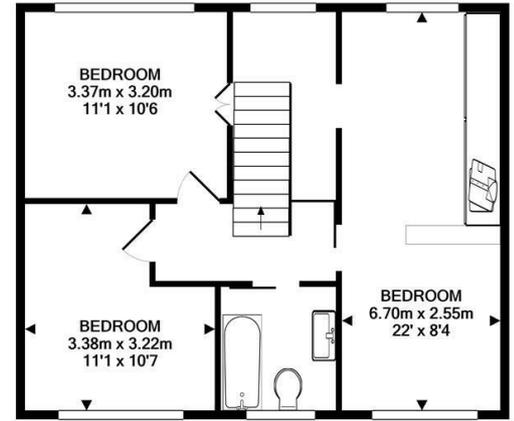
Freehold

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GROUND FLOOR  
APPROX. FLOOR  
AREA 78.6 SQ.M.  
(846 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 54.2 SQ.M.  
(584 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.8 SQ.M. (1430 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## inbrief...

Grab this unique opportunity to purchase this STUNNING and EXTREMELY INDIVIDUAL three/four-bedroom FAMILY HOME which is located in this much SOUGHT AFTER POSITION in Telscombe Cliffs. The property has undergone a huge amount of internal change by the current owners and now offers superb modern open plan living which needs to be seen to be fully appreciated. The position is ideal for any growing family. A short walk will take you to the local shop, primary school and a bus route to Brighton. Furthermore Chatsworth Park, open fields and countryside walks are just a little further afield and are ideal for those family walks and cycle rides. Your friends and family will be envious when they come to visit, and this will certainly become apparent as they enter this excellent home. They will be greeted by a standalone modern staircase that leads to the first floor and their gaze will certainly be drawn upwards and towards the open roof space. The open plan lounge/dining/kitchen arrangement is lovely. The dual aspect lounge/dining area offers plenty of space for all of your soft furnishings as well as a decent sized dining room table and chairs. A bay window takes in a view of the front garden and sliding patio doors offer access to the rear garden. The stylish and contemporary fitted kitchen offers a wealth of fitted units for storage contrasting work surfaces and a number of integrated appliances. Furthermore, underfloor heating to the ground floor, a boiling water tap as well as a discreet recessed utility space are further hidden features. Lastly on the ground floor a modern shower room/wc is a very handy addition. Moving to the first floor you will find three double bedrooms which was formerly four. The dual aspect master offers plenty of room for a double bed alongside plenty of space for wardrobes. The other two bedrooms are serviced by the bathroom/wc. Externally, there is lawned front and rear gardens alongside a double garage and off-road parking for two vehicles.



EPC Rating - C  
Council Tax Band - D

moreinfo...



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