

**Spencer
& Leigh**



6 Rustic Road, Peacehaven, BN10 7SS

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Guide Price £850,000 - £885,000 Freehold

- Spacious detached home with 2682 sq.ft
- Attached annexe for independent living
- Planning granted for three bedroom detached bungalow
- Currently Four bedrooms
- Living room, dining room & conservatory
- Two modern fitted kitchens
- Family bathroom & two shower rooms
- Spacious mature gardens
- Exclusive to Spencer & Leigh
- Viewing highly recommended

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If you are looking for a large modern family home with an attached annexe for independent living and the chance to build a three bedroom detached bungalow with granted planning consent, then this golden egg could be just for you. The property is vast with 2682 sq.ft of accommodation arranged over two floors, presented in immaculate condition. There is a large garden surrounding the property which extends beyond belief ready to house the new detached bungalow with little impact. Internally the home is immaculately presented and ready to move in. Key features include ample parking on a private driveway, gas central heating and double glazing. The versatile space could suit a variety of uses having two fitted kitchens, two shower rooms and a family bathroom. There are four bedrooms with a useful converted loft space and gaming room. Details of the granted planning consent can be accessed by visiting www.lewes-eastbourne.gov.uk/planning quoting reference number LW/21/0381. Please note that the building plot is not available to purchase separately. This unique opportunity is exclusive to Spencer & Leigh, viewing considered essential. Have a question ? We would be delighted to help.



Easy access to the South Downs, beautiful coastal and country walks and a regular bus service to the city centre. Local shopping facilities are a short walk away along with nearby restaurants and schools.



Entrance
 Entrance Hallway
 Living Room
 19'10 x 14'5
 Dining Room
 10'5 x 10'1
 Conservatory
 11'3 x 9'5
 Kitchen
 14'4 x 8'4
 Utility Room
 10'9 x 4'1
 Bedroom
 12'7 x 11'8
 Bedroom
 14'4 x 8'11
 GF Shower Room/WC
 Stairs rising to First Floor
 Bedroom
 16'0 x 14'5
 Balcony
 Bathroom
 Loft Room
 18'8 x 9'6
 Annexe Kitchen/Living Room
 11'11 x 5'10
 Annexe Bedroom
 9'11 x 8'9
 Annexe Shower/WC
 Occasional Room
 9'10 x 6'6
 OUTSIDE
 Paved Patio Area
 Rear Garden
 Views

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Lewes
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Rustic Road, Peacehaven



Ground Floor
Approximate Floor Area
1733.09 sq ft
(161.01 sq m)

First Floor
Approximate Floor Area
591.69 sq ft
(54.97 sq m)

Garage
Approximate Floor Area
357.90 sq ft
(33.25 sq m)

Approximate Gross Internal Area = 249.23 sq m / 2682.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.