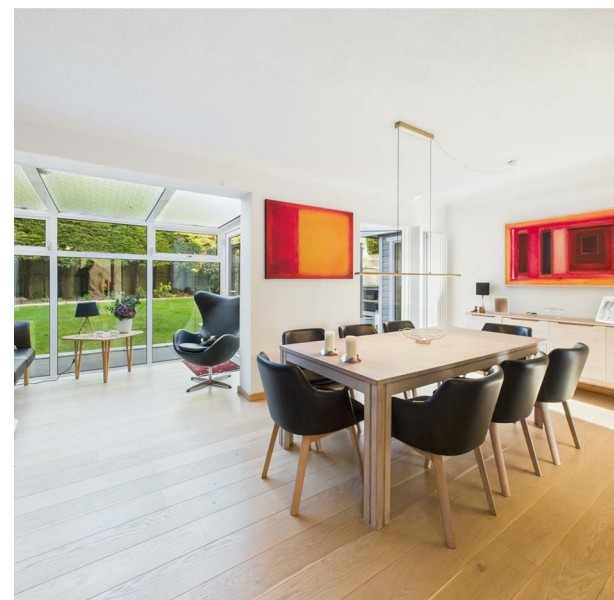
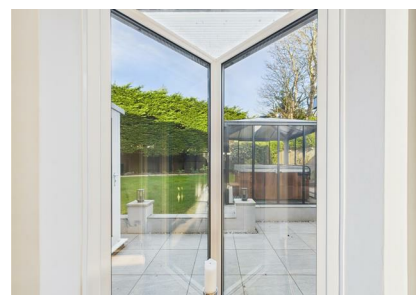


Rustic Park, Peacehaven, BN10 7SW
Offers Over £570,000



Rustic Park, Peacehaven, BN10 7SW

Offers Over £570,000
Council Tax Band: D

Located in this exclusive quiet close, this exquisite four-bedroom house offers a perfect blend of modern living and outdoor enjoyment. Upon entering, you are greeted by a stunning open plan lounge and dining room, which seamlessly flows into a glazed conservatory. This delightful space overlooks a beautifully manicured garden, creating an inviting atmosphere for both relaxation and entertaining.

The property is in excellent order throughout, featuring a contemporary kitchen and stylish bathrooms that cater to the needs of modern family life. The master bedroom boasts the luxury of an en suite, providing a private retreat for the homeowners. Each of the additional bedrooms is generously sized, ensuring ample space for family or guests.

For those who work from home or require a dedicated workspace, a separate spacious office equipped with air conditioning is a valuable addition. This allows for comfort and productivity, regardless of the season.

The outdoor area is truly a highlight of this property. The garden is not only beautifully maintained but also features a remarkable outside kitchen, complete with granite surfaces and a pizza oven, perfect for alfresco dining and entertaining friends and family. Additionally, a luxury Hydropool is installed within an enclosure, offering a serene spot to unwind and enjoy the outdoors.

This property is a rare find, combining modern amenities with a tranquil setting, making it an ideal family home. Don't miss the opportunity to make this stunning house your own.

Entrance hallway

Cloakroom

Living/Dining Room/Kitchen

29'3" x 22'11" (8.94 x 6.99)

Conservatory/Dining Room

10'5" x 5'10" (3.19 x 1.79)

Utility Room

9'8" x 8'0" (2.97 x 2.45)

Storage Room

8'0" x 6'9" (2.45 x 2.08)

Stairs to the First Floor

Bedroom One

13'4" x 8'3" (4.08 x 2.52)

En Suite Shower Room

Bedroom Two

11'6" x 10'1" (3.51 x 3.08)

Bedroom Three

9'10" x 7'4" (3.00 x 2.24)

Bedroom Four

9'1" x 8'5" (2.78 x 2.57)

Family Bathroom

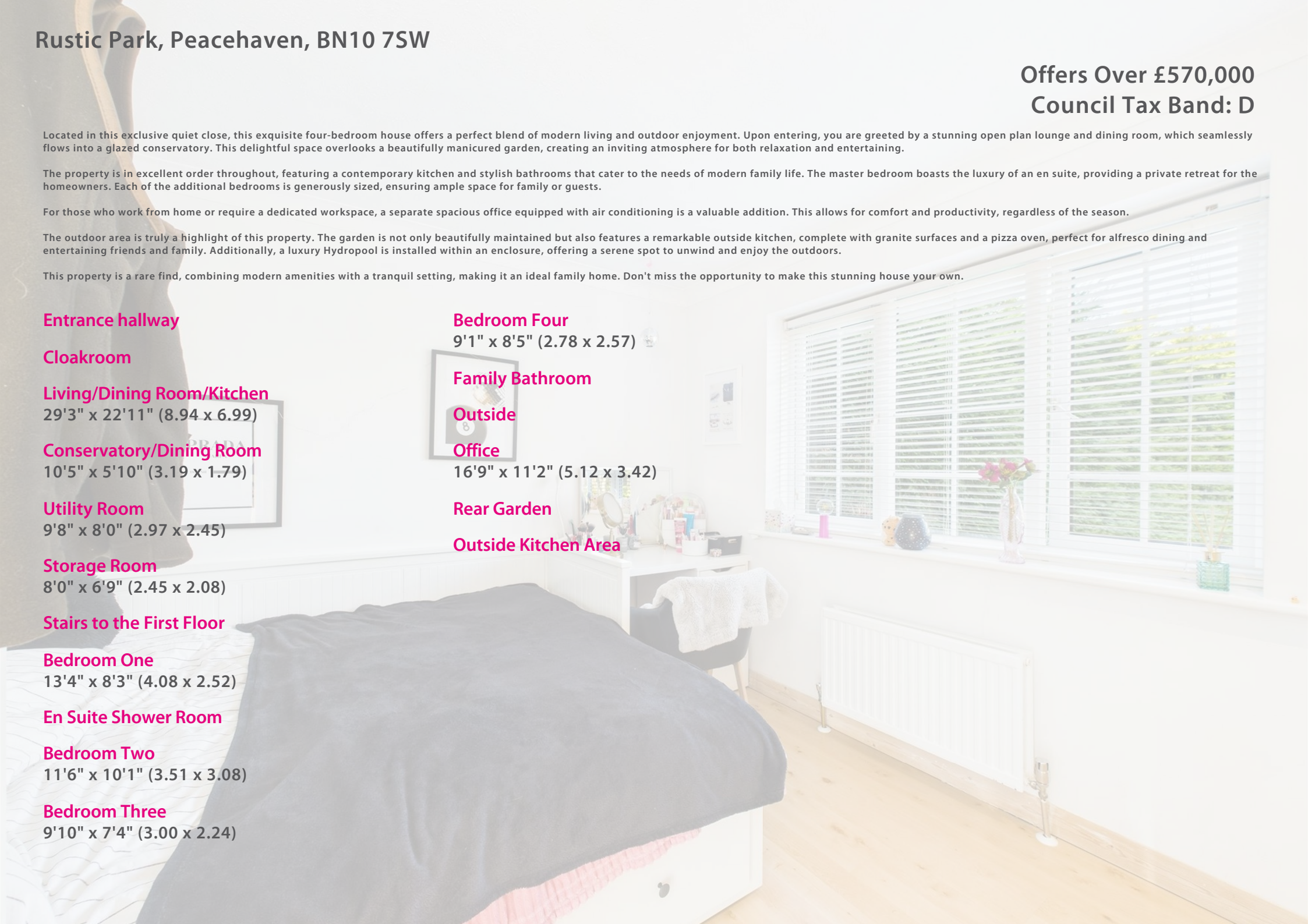
Outside

Office

16'9" x 11'2" (5.12 x 3.42)

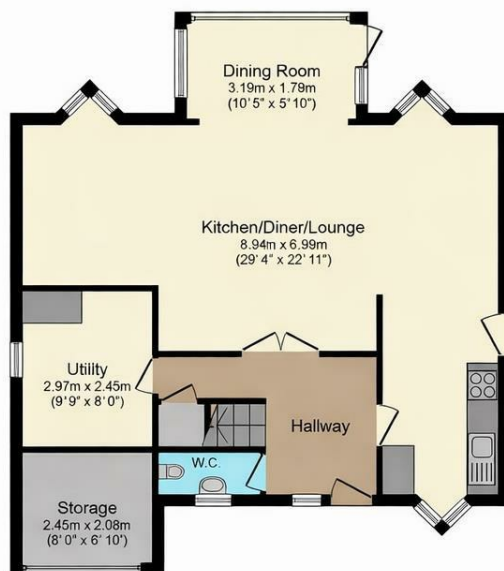
Rear Garden

Outside Kitchen Area

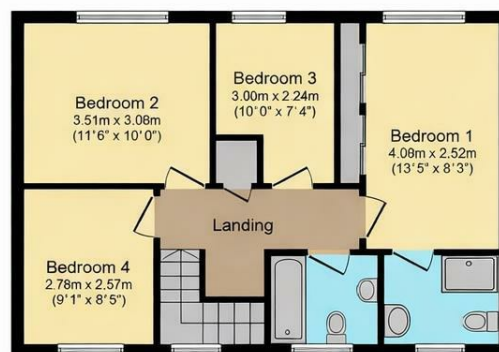




206 South Coast Road, Peacehaven, East
Sussex, BN10 8JP
01273 830 987
bnsales@localagent.co.uk



Ground Floor



First Floor



Outbuilding

Total floor area 144.0 m² (1,549 sq.ft.) approx



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

81

70