



4 Mount Caburn Crescent, Peacehaven, BN10 8DW
£650,000

Carruthers and Luck
Sales and Lettings



4 Mount Caburn Crescent

Peacehaven

A substantial detached 3 Bedroom Bungalow situated in a sought location in a small close of large expansive properties. This Architect designed home, currently consists of a spacious detached bungalow complete with a fully self contained 1 bedroom flat that has generated a good income for the present owner. The property offers the potential to transform into a spacious 5-bedroom family home.

Upon entering, you are greeted by a grand and inviting Entrance hall. The reception rooms are very impressive featuring a large dual aspect Lounge, a large Dining room and semi open plan kitchen that again is much larger than average. Off of the Kitchen is a Conservatory that opens out onto the rear garden.

The property has 3 large double bedrooms, the main bedroom having an En-suite shower room. There is also a large family bathroom.

On the first floor and via a separate entrance is a spacious 1 bedroom flat with a large lounge, kitchen, bedroom and bathroom. This area could be converted to bedrooms to give the property at least 5 bedrooms.

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ENTRANCE HALL 25' in length

LOUNGE 23' x 14'1" (7.01m x 4.29m)

DINING ROOM 14'5" x 11'3" (4.41m x 3.44m)

KITCHEN 18'8" x 14'9" (5.73m x 4.54m)

CONSERVATORY 18'1" x 12'8" (5.51m x 3.90m)

BEDROOM 1 16'2" x 13'9" (4.93m x 4.23m) built in wardrobes

EN-SUITE SHOWER ROOM 7'7" x 5' (2.34m x 1.52m)

BEDROOM 2 16'5" x 12'2" built in cupboards

BEDROOM 3 13'8" x 13'4" (4.20m x 4.08m) Cupboards and wardrobes

BATHROOM 11'2" x 8'9" (3.41m x 2.71m)

GARAGE 19'4" x 18'7" (5.91m x 5.69m)

FLAT

LOUNGE 17'9" x 13'10" (5.45m x 3.99m)

KITCHEN 9'10" x 8'5" (2.77m x 2.59m)

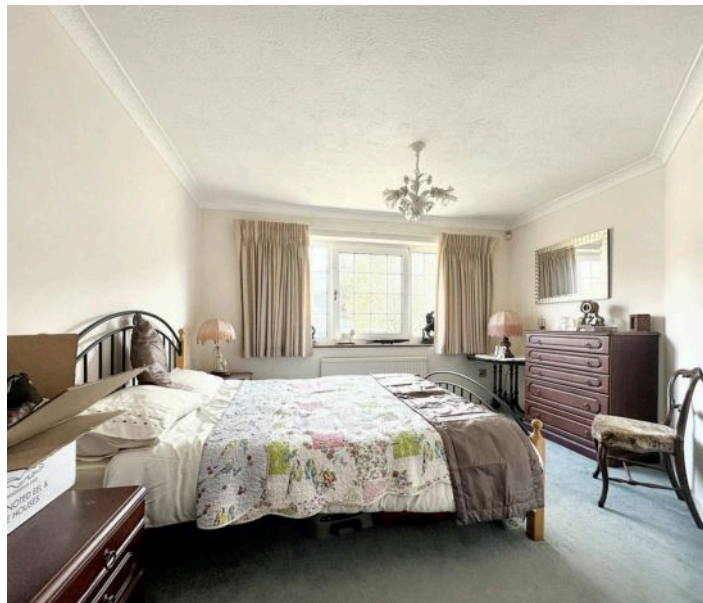
BEDROOM 11'8" x 11'3" (3.59m x 3.44m)

BATHROOM 6'5" x 5'9" (1.98m x 1.79m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





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