



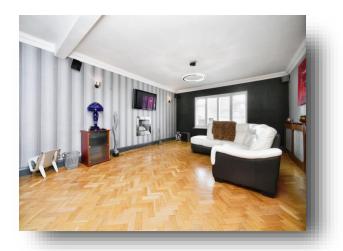


## welcome to

## **Rustic Road, Peacehaven**

\*\*\* GUIDE PRICE - £600,000 - £650,000 \*\*\* If you are looking for a expansive modern family home with space and versatility for independent living this home could be just for you. The property is vast with 2672 sq.ft of accommodation arranged over two floors, presented in good condition.













**Front Porch** 

**Entrance Hall** 

Study

10' 5" x 6' 8" ( 3.17m x 2.03m )

Lounge

28' 10" x 13' 5" ( 8.79m x 4.09m )

W/C

**Utility Room** 

10' 5" x 5' 5" ( 3.17m x 1.65m )

**Kitchen/Dining Room** 

20' 8" x 11' 10" ( 6.30m x 3.61m )

Conservatory

30' 7" x 18' 3" ( 9.32m x 5.56m )

**Upstairs Landing** 

**Bedroom 1** 

16' 2" x 13' 5" ( 4.93m x 4.09m )

**En-Suite** 

12' 4" x 5' 10" ( 3.76m x 1.78m )

**Bedroom 2** 

12' 4" x 10' 5" ( 3.76m x 3.17m )

**Bedroom 3** 

9' 10" x 9' 9" ( 3.00m x 2.97m )

**Bedroom 4** 

9' 2" x 7' 11" ( 2.79m x 2.41m )

**Walk In Wardrobe** 

9' 10" x 8' 8" ( 3.00m x 2.64m )

**Bathroom** 

12' 4" x 10' 6" ( 3.76m x 3.20m )

Pool House/Gym

24' 1" x 9' 8" ( 7.34m x 2.95m ) **Summerhouse** 

10' 1" x 8' 1" ( 3.07m x 2.46m )





#### welcome to

## Rustic Road, Peacehaven

- Detached Family Home
- Five Bedrooms, Master with En-Suite
- Expansive Conservatory
- Outdoor Swimming Pool
- Three Garages and Ample Parking

Tenure: Freehold EPC Rating: B

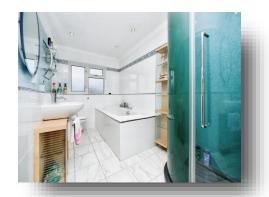
guide price

£600,000



Total floor area 296.9 sq.m. (3,195 sq.ft), approx.

This foor plan is the intensive purpose only it is not drawn becaule you have been areas (including any total foor area), openings and orientation are approximate. No details are guarantees
they cannot be relied upon for any purpose and they do not form part of any agreement. No isability is taken for any entry, consisten or missistenent. A party must rely upon its own inspection(s), Powered
they cannot be relied upon for any purpose and they do not form part of any agreement. No isability is taken for any entry, consisten or missistenent. A party must rely upon its own inspection(s), Powered
they cannot be relied upon for any purpose and they do not form part of any agreement. No isability is taken for any entry.







Peacehav Community Gard

Stanley Rd Map data ©2025 Google

Please note the marker reflects the postcode not the actual property

# view this property online fox-and-sons.co.uk/Property/PEA104206



Property Ref: PEA104206 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



fox & sons

#### 01273 587222



Peacehaven@fox-and-sons.co.uk



233 South Coast Road, PEACEHAVEN, East Sussex, BN10 8LD



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.