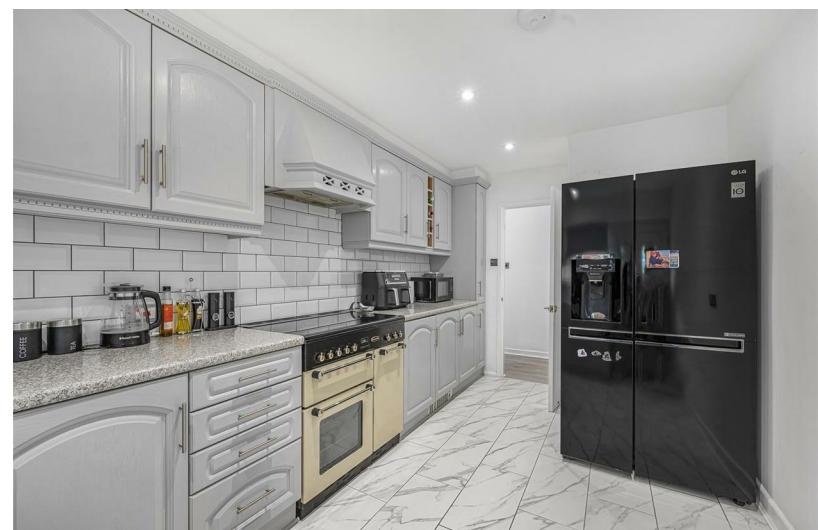


6  
BED

Stunning and Vast Family Home  
6, Rustic Road, Peacehaven, BN10 7SS



Price £649,950

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



## inbrief...

An Exceptional Detached Residence with Annexe Potential - Ideal for Multi-Generational Living

This deceptively spacious and beautifully presented detached home offers an impressive amount of versatile accommodation. The property also provides the exciting potential for a self-contained two-bedroom annexe with its own private entrance - perfect for multi-generational living, guest accommodation, or even income potential. Upon entering, you are welcomed by a generously proportioned and inviting entrance hall — a room in its own right. The lounge sits at the front of the property, and offers ample space for comfortable furnishings. A separate, substantial dining room provides an ideal setting for entertaining and leads seamlessly into the adjoining conservatory. Overlooking the rear garden, this tranquil space is perfect for relaxing and enjoying the view year-round. The modern fitted kitchen features a good range of storage units, contrasting work surfaces, and space for all essential appliances. A practical utility room complements the kitchen, offering additional storage and appliance space. The ground floor hosts two well-proportioned bedrooms, served by a refitted shower room/WC. Upstairs, the impressive master suite enjoys a south-facing aspect, generous proportions, and access to its own private balcony. The suite is enhanced by a luxurious en-suite bathroom complete with a freestanding bath and separate shower cubicle. A further double bedroom is also located on the first floor. The annexe accommodation, which can function independently or as part of the main residence, comprises a lounge area with space for a small open-plan kitchen, two beds, and a bath/WC. Externally, the property benefits from extensive off-road parking for multiple vehicles. To the rear, a private and secluded garden offers a patio area and adjoining lawn — an ideal setting for outdoor entertaining or peaceful relaxation. Lastly solar panel with battery backup and car charger are on offer.



EPC Rating - D  
Council Tax Band - F

## moreinfo...



Phillip Mann Peacehaven Office  
226-230 South Coast Road, Peacehaven, BN10 8JR  
01273 586622

To see more details on this & all our homes go to [www.phillipmann.com](http://www.phillipmann.com)