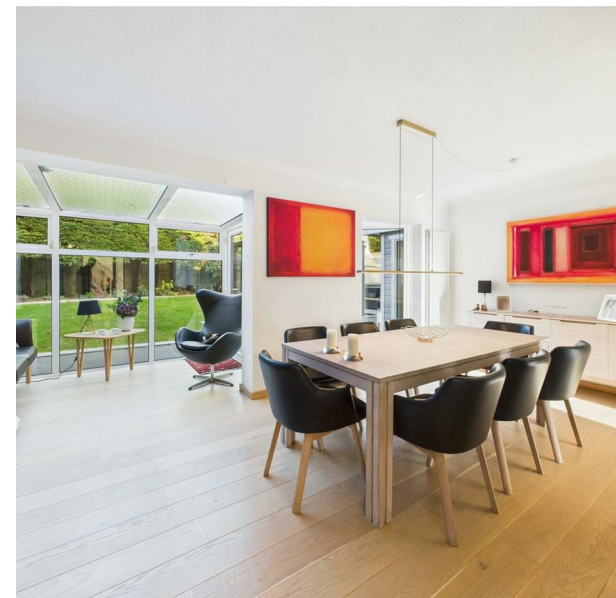
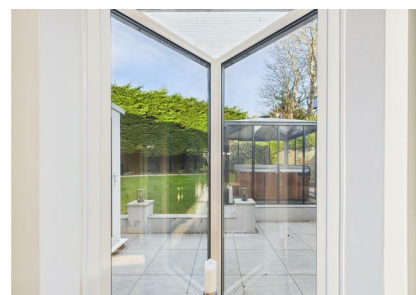


Rustic Park, Peacehaven, BN10 7SW  
Offers Over £570,000



# 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**

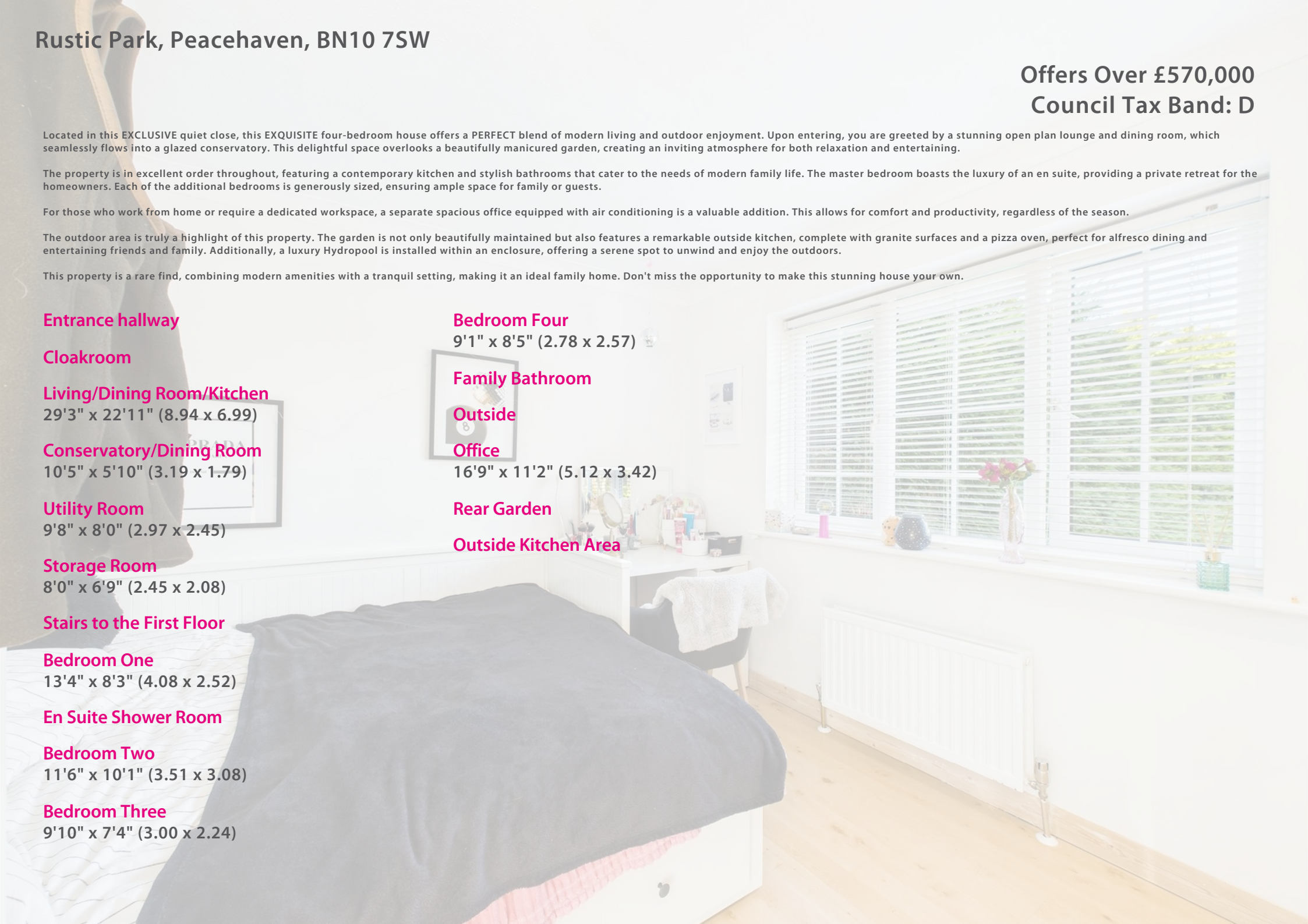
**Outside**

**Office**

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

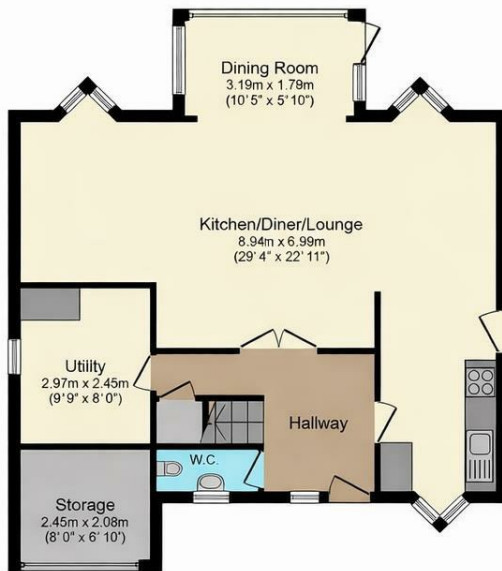
**Rear Garden**

**Outside Kitchen Area**

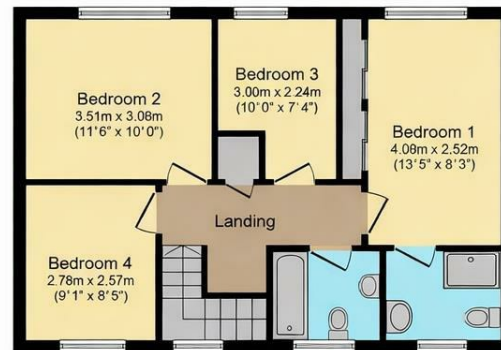




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**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 144.0 m<sup>2</sup> (1,549 sq.ft.) approx



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 70                      | 81        |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |