



123 Arundel Road, Peacehaven, BN10 8HH

£459,000

CarruthersandLuck  
SalesandLettings



## 123 Arundel Road

### Peacehaven

Step through the impressive double entrance doors into a superb open plan lounge/kitchen/diner, finished in neutral tones at almost 23' long the room has plenty of space for a sizable dining table, a large seating area and offers a bespoke kitchen complete with soft close doors, plenty of counter space, twin integrated fridge/freezers, a selection of modern wall mounted and floor standing kitchen units along with pull out larder units offering superb storage solutions and complete with a kitchen island housing the sink and integrated dishwasher. A central hallway connects to the four generous bedrooms one of which is currently utilised as a practical home office, perfect for those looking to work from home. The master bedroom like the rest of the property offers a real WOW factor at over 20ft and triple aspect the space will accommodate a wide variety of bedroom furniture and also has a stunning walk-in wardrobe/dressing room and beautifully stylish ensuite shower room. A family Shower room finished with white suite completes the rear accommodation and is centrally located in the property.

Outside the rear terrace is South facing enjoying the sun late into the evening, privacy is assured with the addition of beautiful Wrought iron double gates finished with attractive wood panelling, the spacious frontage ensures the property is set back from the road and is complete with matching front gate.



# 123 Arundel Road

## Peacehaven

Locally the nearby Meridia centre can cater for all your daily needs, regular bus services are available to both Eastbourne and Brighton and numerous green spaces including Centenary Park (big Parks Project) with its Café and children's play area, cliff top walks and access to the undercliff and beach are all easily reached from the property.

OPEN PLAN LOUNGE/KITCHEN/DINER 21'10" x 19'7" (6.65m x 5.68m)

### HALL

TRIPLE ASPECT BEDROOM 1 20'1" max x 13'6" max (6.12m x 4.11m)

EN-SUITE SHOWER ROOM/WC 10'1" into shower cubicle x 4'4" (3.07m x 1.32m)

BEDROOM 2 12'5" x 8' (3.78m x 2.43m)

BEDROOM 3 12'3" max x 8'2" max (3.73m x 2.48m)  
Currently being used as an Office.

BEDROOM 4 11' x 8'7" (3.35m x 2.61m)

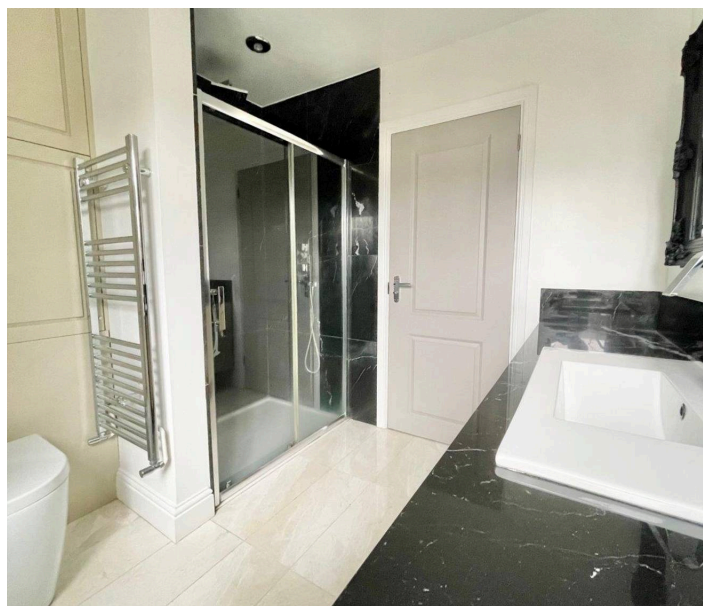
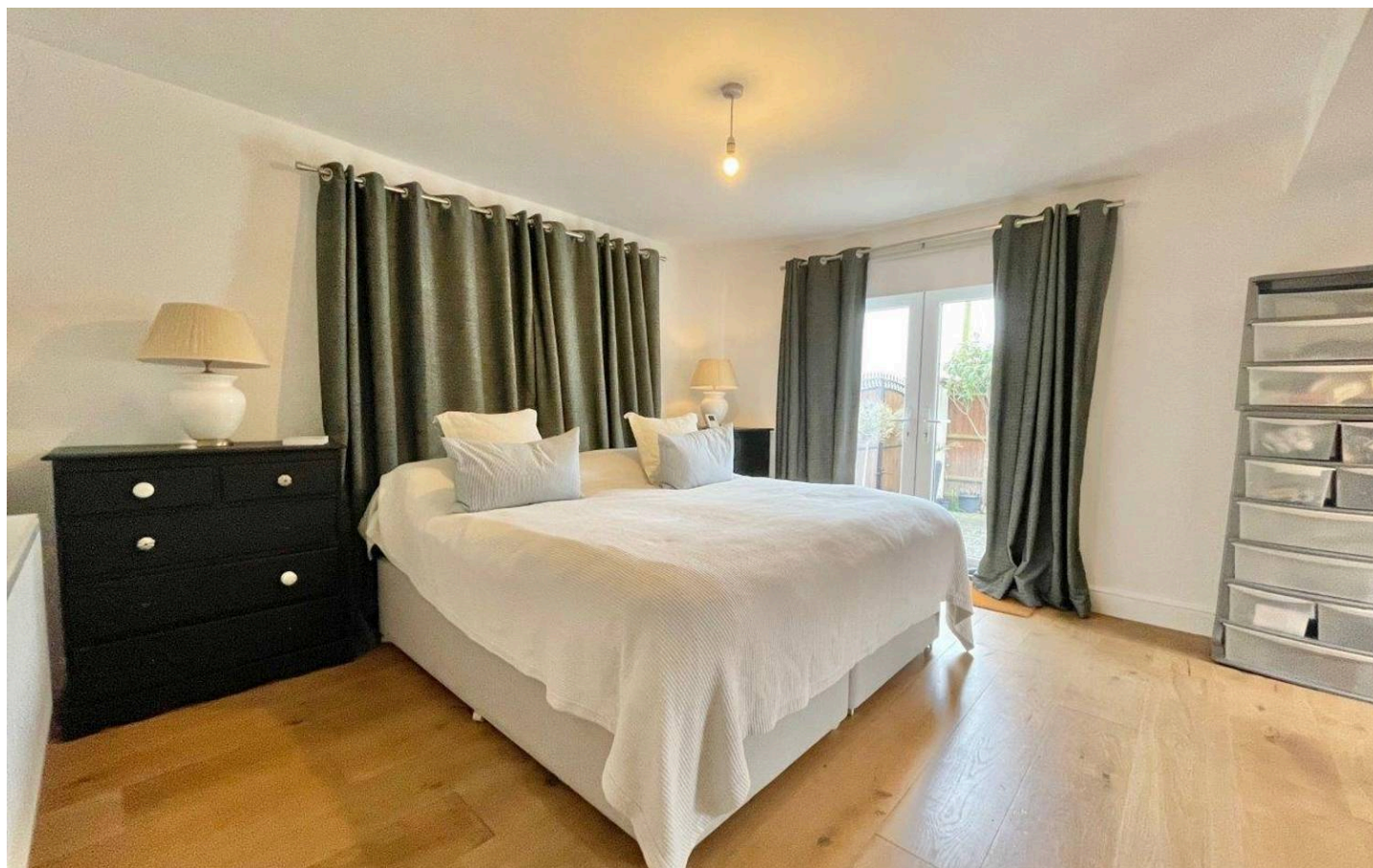
SHOWER ROOM/WC 7'5" x 7'1" (2.26m x 2.15m)

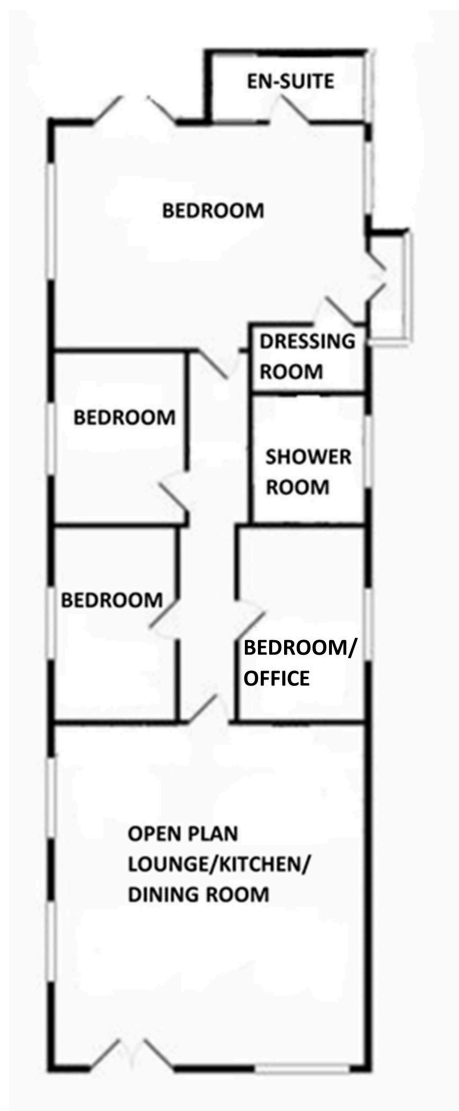
SOUTH FACING REAR GARDEN

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





# Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



Follow us on Instagram  
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook  
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale  
Directors: Paul Carruthers Stephen Luck



**CarruthersandLuck**  
SalesandLettings