



4 Mount Caburn Crescent, Peacehaven, BN10 8DW
£575,000

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SalesandLettings



4 Mount Caburn Crescent

Peacehaven

A substantial detached 3 Bedroom detached property situated in a sought location in a small close of large expansive properties. This Architect designed home, currently consists of a 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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Peacehaven

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)

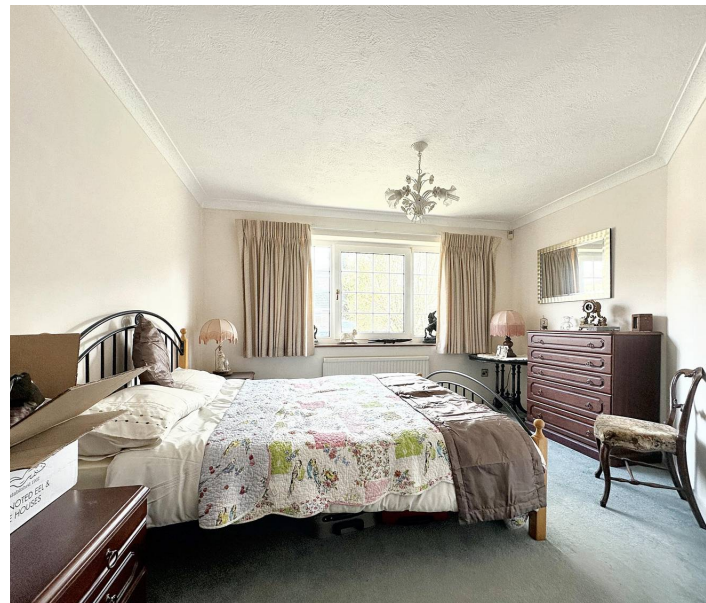
BEDROOM 11'8" x 11'3" (3.59m x 3.44m)

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

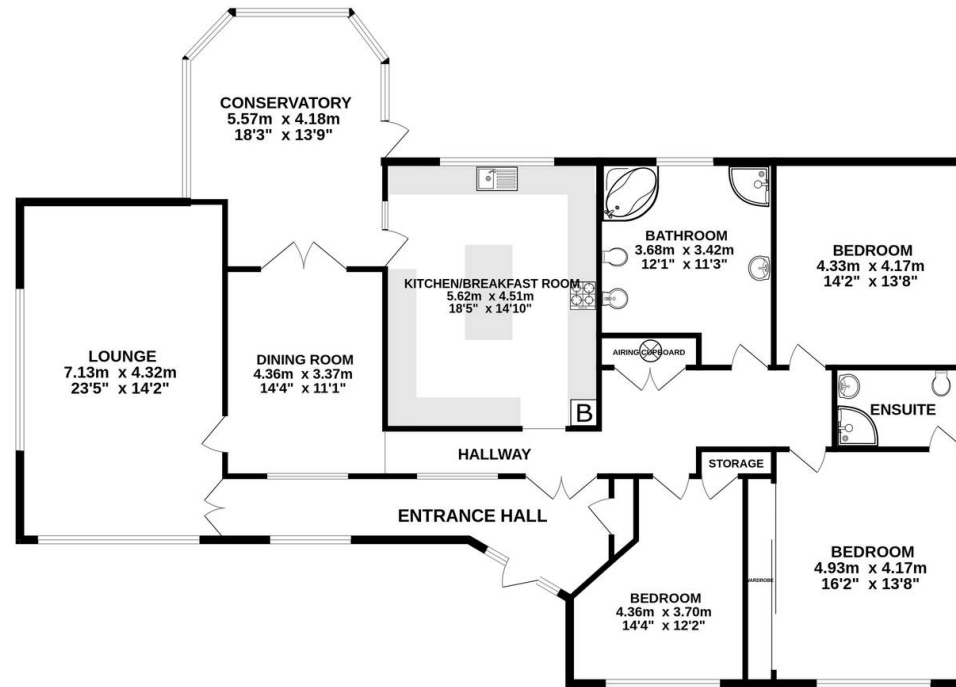
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



GROUND FLOOR
195.8 sq.m. (2107 sq.ft.) approx.



4 MOUNT CABURN CRESCENT PEACEHAVEN

TOTAL FLOOR AREA: 195.8 sq.m. (2107 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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