



26 Rustic Close, Peacehaven, BN10 7SB
£349,950

Carruthers and Luck
Sales and Lettings



26 Rustic Close

Peacehaven

Presenting this 3-bedroom detached house nestled in a quiet close. Situated in a desirable location, this property boasts easy access to local amenities, schools, and public transportation, making it an ideal choice for families or professionals seeking convenience.

Upon entering, you are greeted by an entrance hall with a deep cupboard. The spacious west-facing lounge, flooded with natural light overlooks rear garden and has further views towards the Telscombe Tye. The kitchen is fitted with a range of base cupboards and drawers with matching wall cupboards and space for appliances. The kitchen overlooks the front garden.

Ascending to the first floor, you will find three generously sized double bedrooms. The refitted family bathroom has a modern bath, wash basing and low level WC.



26 Rustic Close

Peacehaven

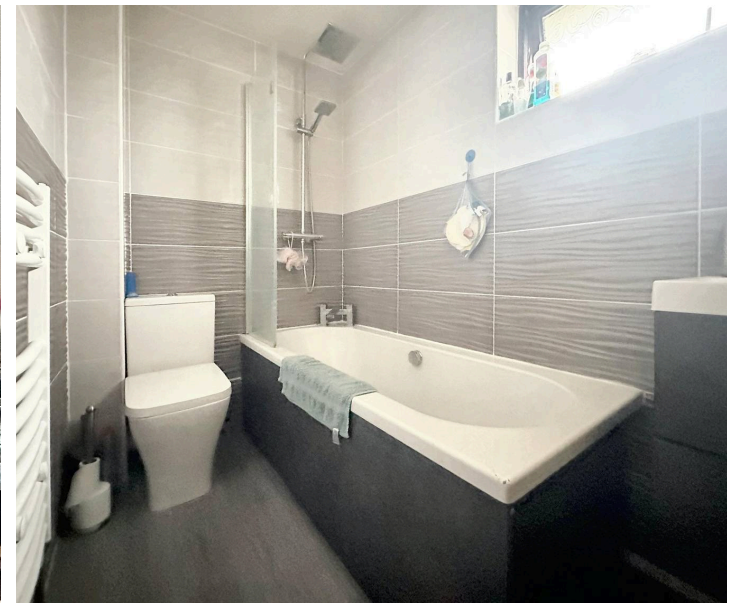
Externally, this property features a detached garage and parking, ensuring convenience for multiple vehicles. The level west-facing rear garden is mainly laid to level lawn and is fence enclosed. Being west facing the garden attracts the afternoon and evening sun.

Located in close proximity to both primary and secondary schools and bus routes, this property offers a prime location for families with children or commuters looking for easy access to transportation options to nearby Brighton city Centre. Local shops are within half a mile and the area is surrounded by countryside offering many walks.

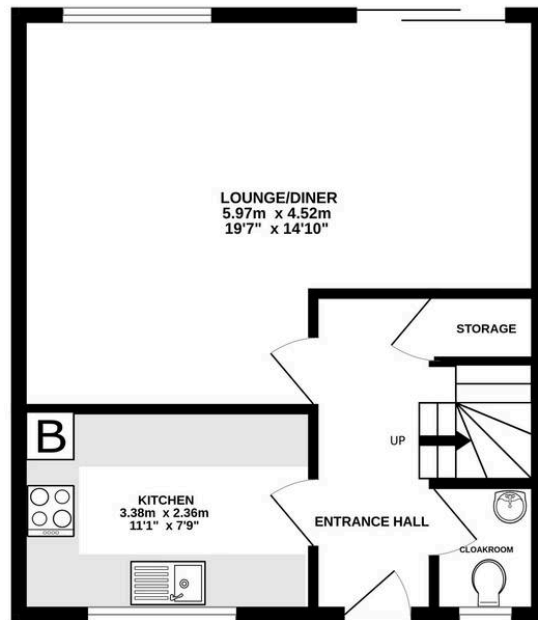
Council Tax band: D

Tenure: Freehold

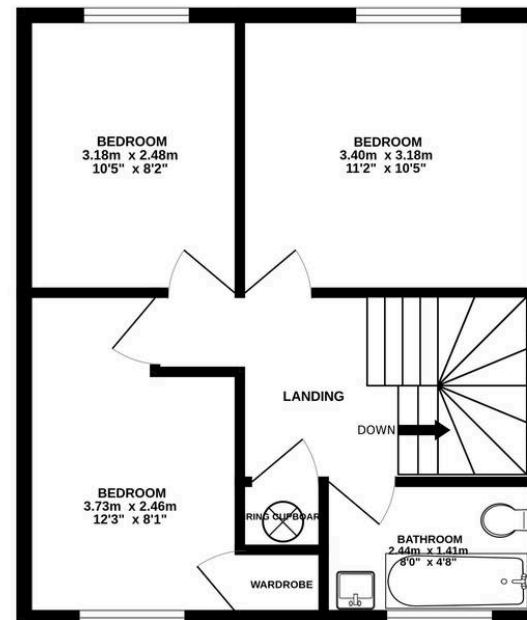
EPC:



GROUND FLOOR
41.0 sq.m. (442 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



26 RUSTIC CLOSE PEACEHAVEN

TOTAL FLOOR AREA : 81.6 sq.m. (878 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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