

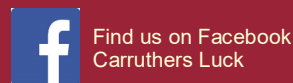


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Any floor plans shown are for identification purposes only and are not to scale
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8 Rustic Close, Peacehaven, BN10 7SB

EPC : C

Offers in Excess of **£425,000**



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An extremely well presented detached 3 bedroom (previously 4) house situated in a quiet close in a good area. The owner have completely redesigned and refurbished the house to a high standard to include a superb open plan ground floor living area that opens out onto the rear garden. The house is in very good order throughout and offers spacious and modern living.

The front door opens into a reception hall area with a feature central staircase and a full height vaulted ceiling. To the left is the open plan kitchen which is fitted with a range of light grey handleless floor and wall units with white solid working surfaces and built in appliances. There is also a useful breakfast bar with a matching white solid worktop and space for kitchen stools. Located behind the kitchen is a full utility room with matching units with a sink, plumbing and space for a washing machine and tumble drier and an integrated microwave. There is also a door to the rear garden.

The main living area is a bright dual aspect room with windows overlooking the front and rear gardens. There is a good size dining area to the front with a feature recessed ceiling with lighting. The lounge area overlooks the rear garden and has sliding patio doors. The entire ground floor area has attractive light flooring. A luxury shower room completes the ground floor accommodation.

On the first floor are three double bedrooms. The house was originally built as a 4 bedroom but the current owners have opened up two of the bedrooms to form a lovely dual aspect main bedroom with its own fully fitted dressing area with built in cupboards a wide range of fitted drawers. The bedroom area has a washed timber vaulted ceiling. The other two bedrooms are both doubles. The landing is a nice feature with glass balustrades and a full height vaulted ceiling making it lovely and bright. A fully tiled family bathroom with a modern suite completes the first floor accommodation.

Outside, the house has a detached double width garage with power and light. Further off road parking. The front garden has a lawn with a curved boundary wall and a path to the front door. There is a side gate giving access to the rear garden which is again mainly laid to lawn and is very private having a hedge to the rear.

Rustic Close is conveniently situated and close to bus stops providing frequent access to Brighton City Centre and is also close to a Tesco local and local primary schools.

To fully appreciate the work that the owners have put into the house and all it offers, we would highly recommend an internal viewing.

Council tax band: D



GROUND FLOOR
APPROX. FLOOR
AREA 78.6 SQ.M.
(846 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 54.2 SQ.M.
(584 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.8 SQ.M. (1430 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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