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Any floor plans shown are for identification purposes only and are not to scale

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EPC : TBC

£399,950



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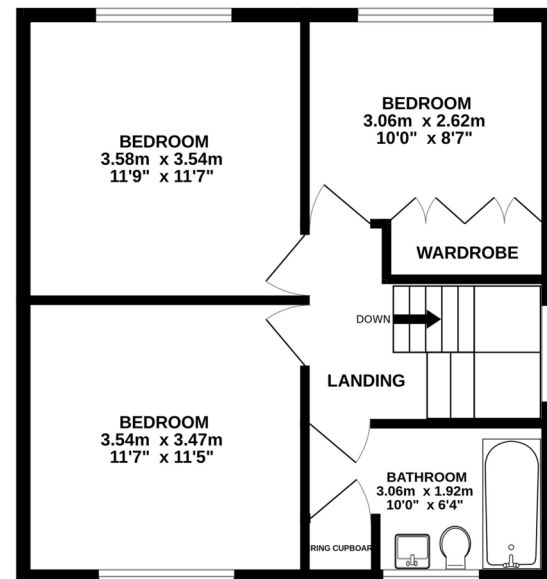
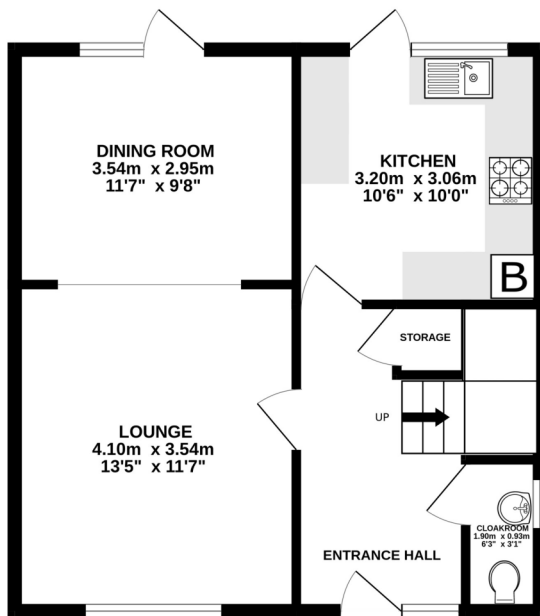
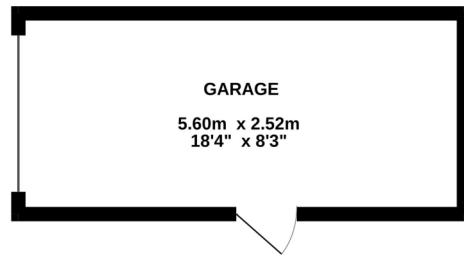
This spacious detached 3 bedroom family house is situated in a sought after road in North Peacehaven and is located close to a local shop and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property is offered with no onward chain and comprises of a spacious entrance hall, a south facing kitchen, a large dual aspect lounge/dining room, three good size bedrooms that offer roof top, downland and some distant sea views, solar hot water, the cloakroom wc and family bathroom are both complete with white suites.

Outside: the property benefits from a well landscaped south facing rear garden, garage and off road parking.

GROUND FLOOR
60.6 sq.m. (652 sq.ft.) approx.

1ST FLOOR
46.5 sq.m. (501 sq.ft.) approx.



17 RUSTIC ROAD PEACEHAVEN

TOTAL FLOOR AREA : 107.1 sq.m. (1153 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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The accommodation with approximate room measurements comprises:

ENTRANCE HALL

CLOAKROOM/WC 6'2" x 3'4" (1.87m x 1.01m)

DUAL ASPECT LOUNGE/DINING ROOM 23'5" x 11'6" (7.13m x 3.50m)

SOUTH FACING KITCHEN 10'4" x 10' (3.14m x 3.04m)

FIRST FLOOR LANDING

SOUTH FACING BEDROOM 1 11'6" x 11'6" (3.50m x 3.50m)

BEDROOM 2 11'6" x 11'3" (3.50m x 3.42m)

SOUTH FACING BEDROOM 3 10'8" x 8'4" (3.25m x 2.54m)

BATHROOM/WC 10'6" max x 6'3" (3.20m x 1.90m)

OUTSIDE

FRONT GARDEN

GARAGE 18'7" x 8'3" (internal measurements) (5.66m x 2.51m)

SOUTH FACING REAR GARDEN

Council tax band: D