



Linnet Crescent | Peacehaven | BN10 8FN

Offers Over £475,000





We are delighted to offer for sale this impressive four double bedroom detached house situated within this exciting modern development overlooking nearby fields.



Property details: Linnet Crescent | Peacehaven | BN10 8FN



# Key Features

- 10 Year Warranty From 2021
- Off Road Parking
- Master Bedroom With Ensuite Shower Room/Wc
- Integral Garage With Power And Lighting
- Sun Trap Rear Garden
- Separate Utility Room
- Ground Floor Cloakroom
- Good School Catchment Area
- Modern Kitchen/Dining Room



**4 Bedrooms**



**2 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed door through to:-

ENTRANCE HALL Comprising radiator.

SPACIOUS LOUNGE South aspect benefitting from pleasant views over nearby fields, pvcu double glazed window, two radiators, understairs storage cupboard housing wall mounted fibre optic points.

KITCHEN/DINING ROOM North aspect. Comprising pvcu double glazed windows, laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, inset four ring gas hob with extractor fan over, matching integrated Electrolux oven, matching integrated fridge/freezer, two radiators, inset one and a half bowl stainless steel single drainer sink unit with mixer tap. Pvcu double glazed double door leading out onto rear garden.

SEPARATE UTILITY ROOM North aspect. Comprising obscure glass pvcu double glazed door leading out onto rear garden, laminate work surfaces with cupboards below, matching eye level cupboards housing wall mounted Ideal combination boiler, provision for washing machine, space for dryer, radiator.

SEPARATE CLOAKROOM West aspect. Comprising obscure glass pvcu double glazed window, radiator, low flush wc, hand wash basin with mixer tap, extractor fan.

FIRST FLOOR LANDING Comprising loft hatch access, radiator, two large storage cupboards.

ENSUITE MASTER BEDROOM ONE South aspect benefitting from pleasant view overlooking nearby fields. Comprising pvcu double glazed window, radiator, wall mounted heating control panel, door to :-

MODERN ENSUITE SHOWER ROOM Comprising shower cubicle being fully tiled having a wall mounted electric Mira shower, contemporary hand wash basin, low flush wc, part tiled splashback, shaver point, radiator, extractor fan.

BEDROOM TWO South aspect benefitting from pleasant views overlooking nearby fields. Comprising pvcu double glazed window, radiator.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator.

MODERN BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a shower attachment over, low flush wc, pedestal hand wash basin, radiator, extractor fan.

## EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for two vehicles, gate to side access, wall mounted light.

FEATURE SUN TRAP REAR GARDEN Large lawned area onto laid patio area having various mature shrub, tree and plant borders, brick built barbecue, outside, tap, bin storage area.

INTEGRAL GARAGE Having an up and over door, benefitting from power and lighting.

ESTATE CHARGE £129.60 per annum - for up keep and management of estate

## LOCATION

Situated in this recently built development opposite open fields, being within walking distance of local Primary and Secondary schools, shops and bus routes, walks over the countryside can also be found nearby.





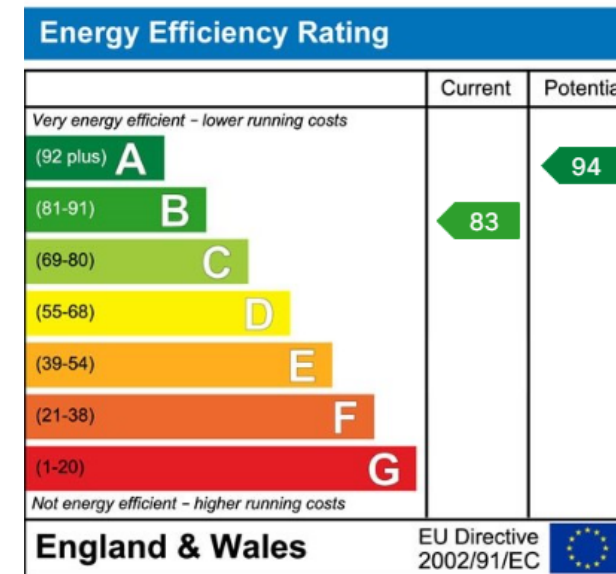


Approximate total area<sup>(1)</sup>  
 1139.47 ft<sup>2</sup>  
 105.86 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC): 1076 sqft

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.