



40 Flint Way, Peacehaven, BN10 8GN  
£525,000

Carruthers and Luck  
Sales and Lettings





## 40 Flint Way

### Peacehaven

Located in a quiet close next to a picturesque park with charming walking trails, this magnificent 5-bedroom detached house offers a blend of comfort and convenience. Boasting a generous 5 bedrooms and 3 bathrooms on the first floor and 3 reception rooms and a large kitchen on the ground floor, the house offers larger than average accommodation

Upon entering the property, one is greeted by a spacious hallway. The generously sized lounge overlooks the front garden and has French doors to dining room with a further set of French doors to the south facing rear garden. The Kitchen/Breakfast room is again a lovely size with space for a dining table and is extensively fitted with a wide range of base cupboards and drawers and matching wall units. There are built in appliances to include a range cooker, fridge/freezer, dishwasher and washing machine. The inclusion of a ground floor cloakroom/WC adds to the practicality of the layout. A Study/6th Bedroom completes the accommodation on the ground floor.





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## Peacehaven

A particular feature of the house is its 50' x 40' south-facing rear garden, offering a private sanctuary for outdoor activities and relaxation and attracts the sun all day in the summer months. The house also benefits from a 33' double length garage with power and light and a door to the rear garden.

Situated in close proximity to local shops, reputable schools, and the A259 South Coast road, residents benefit from easy access to essential amenities and swift connections to nearby city centres. The property also benefits from a modern central heating system and solar panels making the house far more efficient.

In summary, this 5-bedroom detached house in a tranquil setting next to a park offers a harmonious blend of space, convenience, and comfort. With well-appointed rooms, ample outdoor space, and a prime location close to essential amenities, this property presents an ideal opportunity for those seeking a place to call home. A truly remarkable residence that must be seen to be fully appreciated.

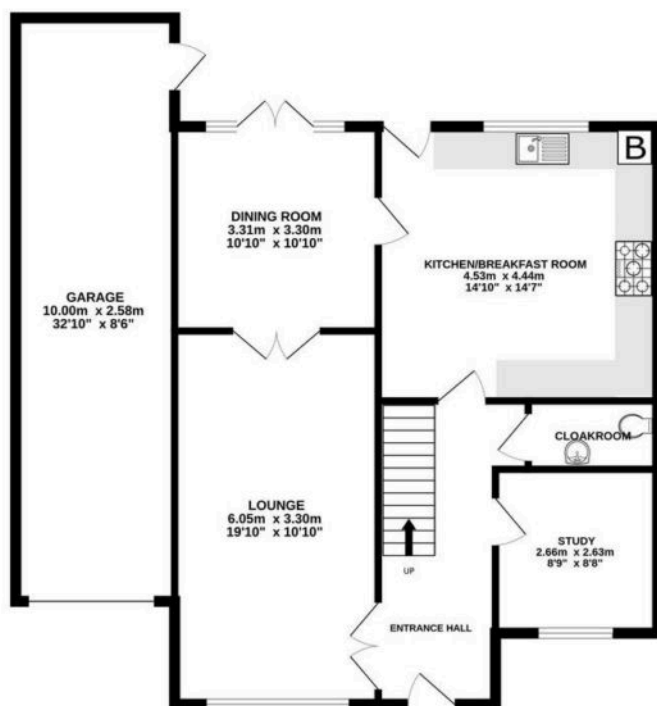
Council Tax band: F

Tenure: Freehold

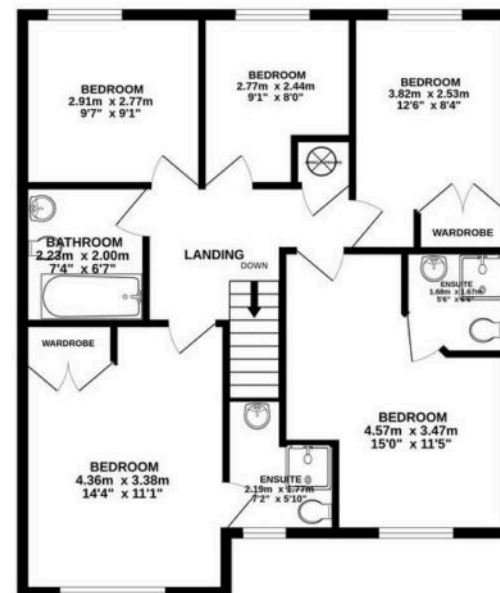
EPC: TBC



GROUND FLOOR  
94.6 sq.m. (1018 sq.ft.) approx.



1ST FLOOR  
69.3 sq.m. (746 sq.ft.) approx.



40 FLINT WAY PEACEHAVEN

TOTAL FLOOR AREA: 163.9 sq.m. (1764 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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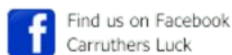
# Carruthers and Luck Sales and Lettings

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