

20. Peacock Lane

Brighton, BN1 6WA

Asking price £1,395,000

Boasting a commanding presence, this home welcomes you through a Grande entrance hall, setting the tone for the sophistication that lies within. Upon entering, double doors beckon you into the thoughtfully designed lounge and dining area. Characterised by its spaciousness and charm, this living space is adorned with distinctive port hole windows that infuse the room with natural light and character. An inviting electric fireplace serves as a focal point, while large sliding doors seamlessly merge indoor and outdoor living, offering access to the meticulously landscaped garden. The dining area, featuring a large side window and exquisite Herringbone design solid walnut parquet flooring, provides an elegant setting for entertaining guests. Transitioning effortlessly from the dining area, double doors lead to the heart of the home – the stunning kitchen. A testament to both style and functionality. Spanning an impressive 32'3 x 19'4, this expansive kitchen/family room is adorned with tiled flooring and underfloor heating for year-round comfort. A striking solid dark oak kitchen, complemented by extensive stone worktops and a breakfast bar, sets the stage for culinary adventures and gatherings with loved ones. Bathed in natural light from bespoke skylights, this space seamlessly blends indoor and outdoor living, with bi-fold doors opening onto a "sun trap" south-facing garden oasis complete with a heated swimming pool.

Conveniently located off the kitchen is a well-appointed downstairs WC and access to the integral garage, ensuring everyday practicality. Ascend the elegant staircase to discover four generously proportioned double bedrooms, three of which reside on the first floor. The second and third bedrooms boast access to a south-facing balcony, offering picturesque views of the surrounding landscape. The family bathroom, adorned with contemporary fixtures and finishes, features a large shower, spacious sink, and indulgent bath, providing a serene sanctuary for relaxation.

Ascending to the top floor reveals a versatile space that can serve as an extraordinary guest retreat or an opulent master bedroom suite. This private haven is accompanied by a luxurious en-suite shower room, offering a blissful escape from the everyday hustle and bustle.

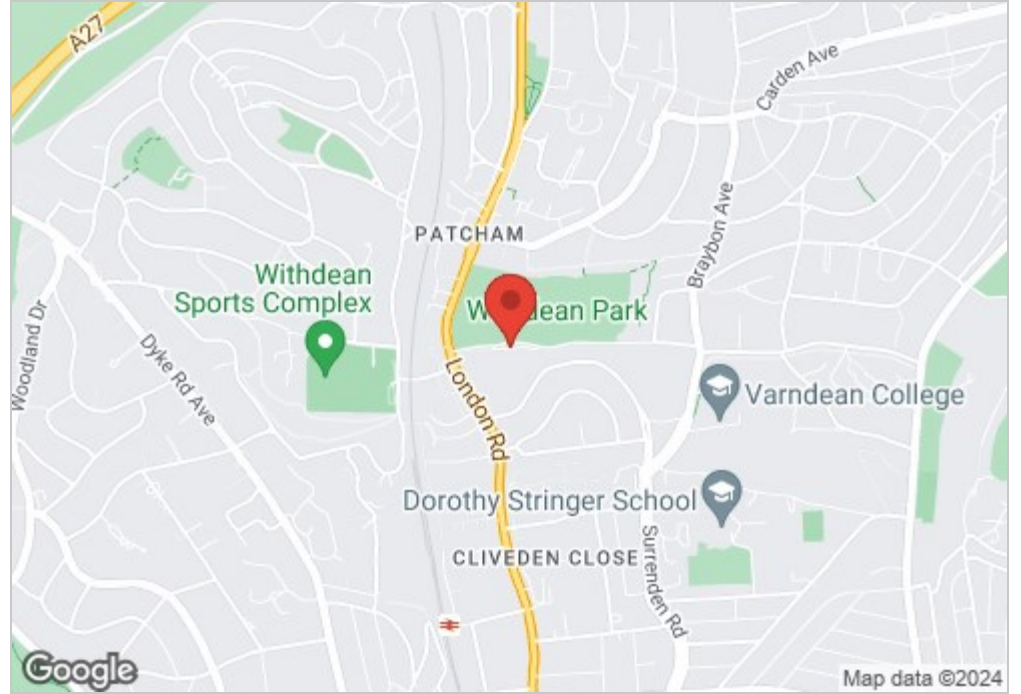
Outside, the enchanting rear garden beckons with a decked area perfect for al fresco dining, a generously sized heated swimming pool, and lush lawn areas bordered by mature shrubs. Additionally, two substantial wooden buildings offer endless possibilities, whether as a private office, studio, or hobby space.

Completing this exceptional offering is an integral garage and ample off-street parking, ensuring convenience and security for residents and guests alike. A distinctive feature of this residence is its 100% owned 8.5 KW Solar System, complete with a 5KW Inverter, 9.5KW Battery, and Ohme Car Charger, making it a beacon of energy efficiency and sustainability in today's world.



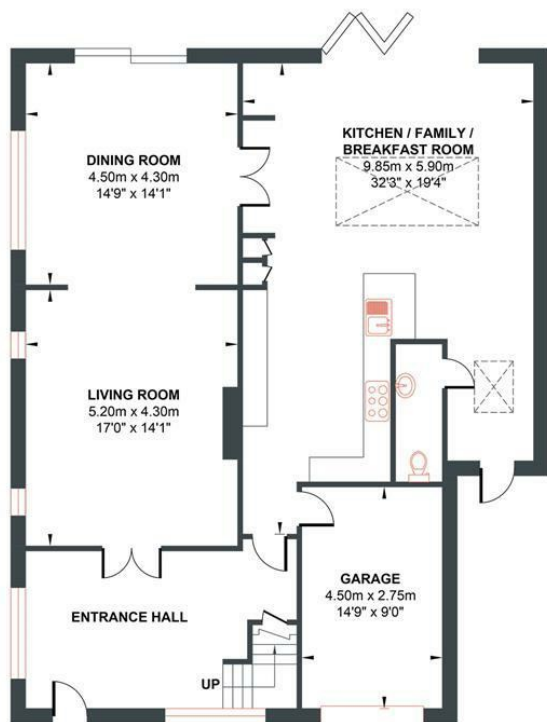
- 4 Bedroom Detached House
- CHAIN FREE
- EV Car Charger
- Through Lounge Dining Room
- Private Driveway
- Large South Facing Garden With Heated Swimming Pool
- 8.5 KW Solar System Complete With 5KW Inverter, 9.5KW Battery
- Large Open Plan Kitchen
- En-suite Shower Room
- Short Walk To Preston Park Train Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	93	94
	EU Directive 2002/91/EC	
	England & Wales	

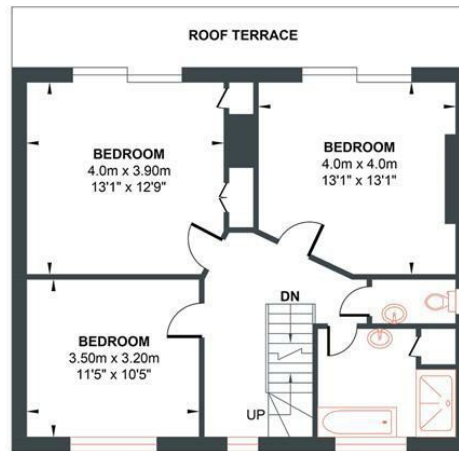


PEACOCK LANE, BRIGHTON

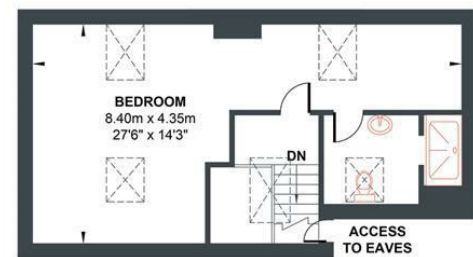
Approximate Gross Internal Area = 224.67 sq m / 2418.32 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
 Approximate Floor Area
 1352.27 sq ft
 (125.63 sq m)



FIRST FLOOR
 Approximate Floor Area
 674.25 sq ft
 (62.64 sq m)



SECOND FLOOR
 Approximate Floor Area
 391.80 sq ft
 (36.40 sq m)

