



12 Peacock Lane
Brighton, BN1 6WA

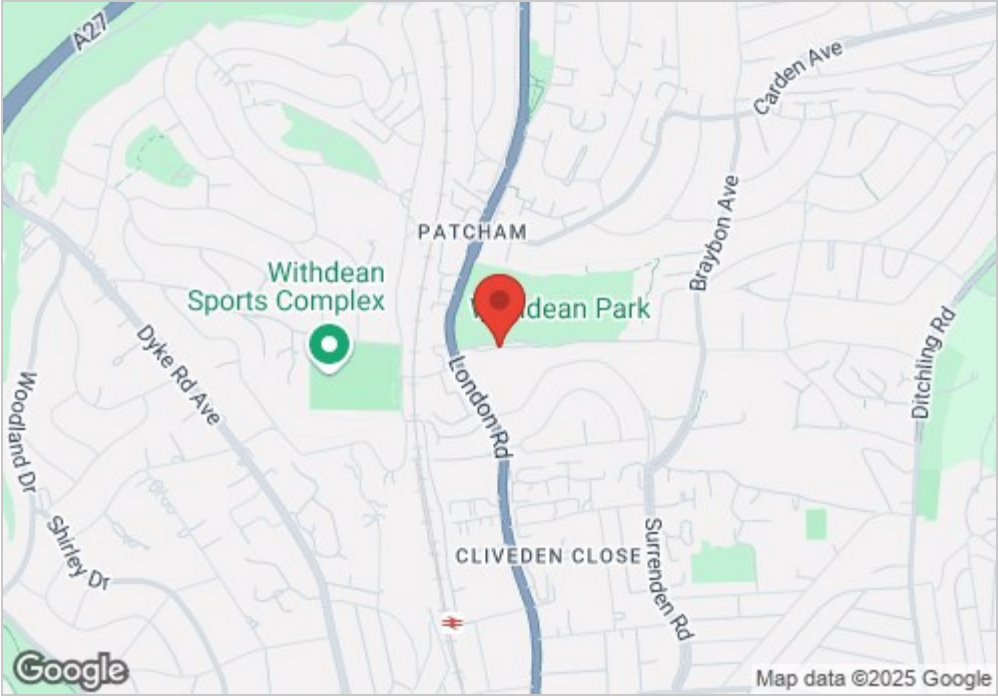
£1,200,000

An attractive and substantial 4 double bedroom detached family house of considerable character together with a lovely large south facing rear garden affording considerable potential for enlargement (STNPC) and located in a highly desirable “leafy” residential setting directly opposite Withdean Park.

Situated in a delightful wooded setting at the lower end of a quiet private lane, this classically styled 1930’s house unusually combines the benefits of convenience with a peaceful treelined environment. While the property sits directly opposite the open spaces of Withdean Park, it is also within close proximity of Preston Park station, and local amenities in Preston Village. Bus services connecting with the City centre pass regularly along London Road and the sought after Balfour/Dorothy Stringer/ Varndean school and college campus are within a short walk.

The property itself has been exceptionally well maintained and is offered in excellent decorative condition, while providing lovely light and generously proportioned living space arranged over two floors, making this a comfortable and versatile family home. Set on a large plot, which includes valuable additional off road parking opposite, the property has a lovely large and mature lawned rear garden which takes full advantage of the sunny southerly aspect.

There is genuine potential for further enlargement and expansion of the house, subject to the relevant consents and is also offered with the benefit of a chain free purchase and early vacant possession. An early viewing is highly recommended by the owners Sole Agents.



- Substantial and Attractive Detached Family Home
- Convenient for Preston Park Station and Excellent Local Schools
- Light, Spacious and Expansive
- Lovely Large Mature South Facing Rear Garden
- No Chain Involved
- Pleasant Leafy Residential Setting Opposite Withdean Park
- Presented in Excellent Decorative Order
- Genuine Potential for Enlargement (STNPC)
- Large Plot with Extensive Off Road Parking
- Must be Viewed

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 76 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | 76 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

