



31 Flint Way, Peacehaven, BN10 8GN
£450,000

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31 Flint Way

Peacehaven

Situated in a highly sought-after residential development, this very well presented and spacious detached house offers an exceptional standard of family living with a flexible layout that can accommodate a variety of needs. The property is within easy reach of local amenities including well-regarded schools, convenient shopping facilities and the seafront with its excellent bus services providing easy access to Brighton City Centre. A big plus is the fact that the house is situated on the fringe of the Big Park, a newly created open space with a cafe, sports facilities and lovely countryside walks.

Upon entering, you are welcomed by a bright and inviting hallway leading to a west-facing lounge that enjoys abundant natural light and direct access to the rear garden, making it an ideal space for relaxation or entertaining. Double doors open into a separate Dining room that also has access to the kitchen. The modern fitted kitchen is has a range of base cupboards and drawers and also a useful Breakfast bar. There is also a separate utility room for added practicality and a ground floor WC .The ground floor also features a versatile study, which could serve as a fifth bedroom if desired.



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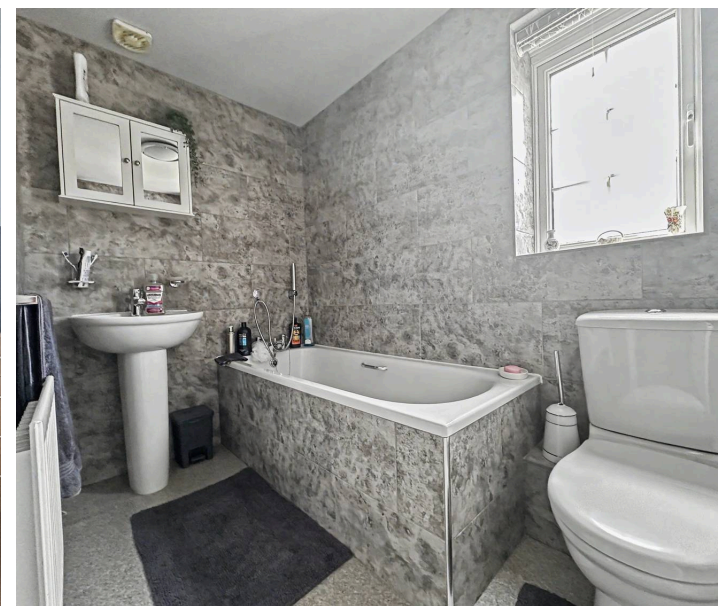
Upstairs, the property boasts four generously sized bedrooms, two of which benefit from stylish ensuite shower rooms and built in wardrobes, in addition to a contemporary family bathroom that has been recently tiled with modern grey tiling. Each bedroom provides comfortable proportions and pleasant outlooks. Throughout, the home has been beautifully maintained and thoughtfully improved by the present owners from new, resulting in a property that is both stylish and functional. Energy efficiency is a standout feature, with the inclusion of owned solar panels, ensuring running costs are kept to a minimum. Additional practical benefits include a double length garage with an electric door and charge point and a private driveway, offering secure parking and excellent storage.

This is a rare opportunity to acquire a home that combines space, flexibility, and modern efficiency in one of the area's most desirable locations, with every detail carefully considered for comfortable family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





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