



3 Kestrel Way, Peacehaven, BN10 8FL
£399,950

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3 Kestrel Way

Peacehaven

Tucked away in a peaceful, secluded position within the popular Barratt development, this modern and beautifully presented three-bedroom detached house offers stylish living with the convenience of contemporary design. Constructed in 2020, the property benefits from the remainder of a 10-year new build warranty, ensuring peace of mind for years to come. The inviting entrance hall leads to a bright, south-facing kitchen and dining room, featuring sleek high-gloss units, integrated appliances and generous space for family dining. There is a dual aspect lounge which is an ideal space for both relaxation and entertaining, while the ground floor also offers a practical cloakroom with WC. Upstairs, the principal bedroom boasts a modern en-suite shower room with a pristine white suite, while the two further bedrooms are well proportioned and share a contemporary family bathroom, also finished with a white suite, both bedrooms 1 and 2 benefit from built in wardrobes with modern sliding doors.



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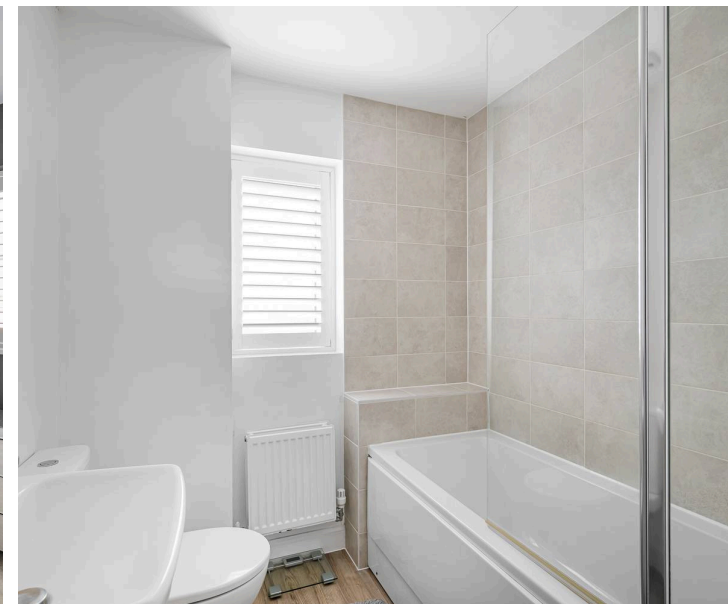
Peacehaven

The exterior of the property is equally impressive, with a well landscaped, south-facing rear garden providing a tranquil retreat for outdoor dining and entertaining. The garden features a thoughtfully designed patio area, ideal for summer gatherings, and a level lawn bordered by established planting for year-round interest. The front garden is attractively maintained, offering excellent kerb appeal, while a private driveway provides off-road parking for two vehicles and includes an electric car charging point for added convenience. The garage offers secure storage or additional parking, complemented by further outdoor storage options. Residents benefit from easy access to local parks, well-regarded schools, and a range of shops and amenities, while excellent public transport links and road connections ensure swift access to the town centre and surrounding areas. This property combines the best of modern living with a peaceful setting, making it an exceptional opportunity for families and professionals alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



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Approximate Gross Internal Floor Area = 83.35 sq m / 897 sq ft

Garage Area = 18.04 sq m / 194 sq ft

Total Area = 101.39 sq m / 1091 sq ft

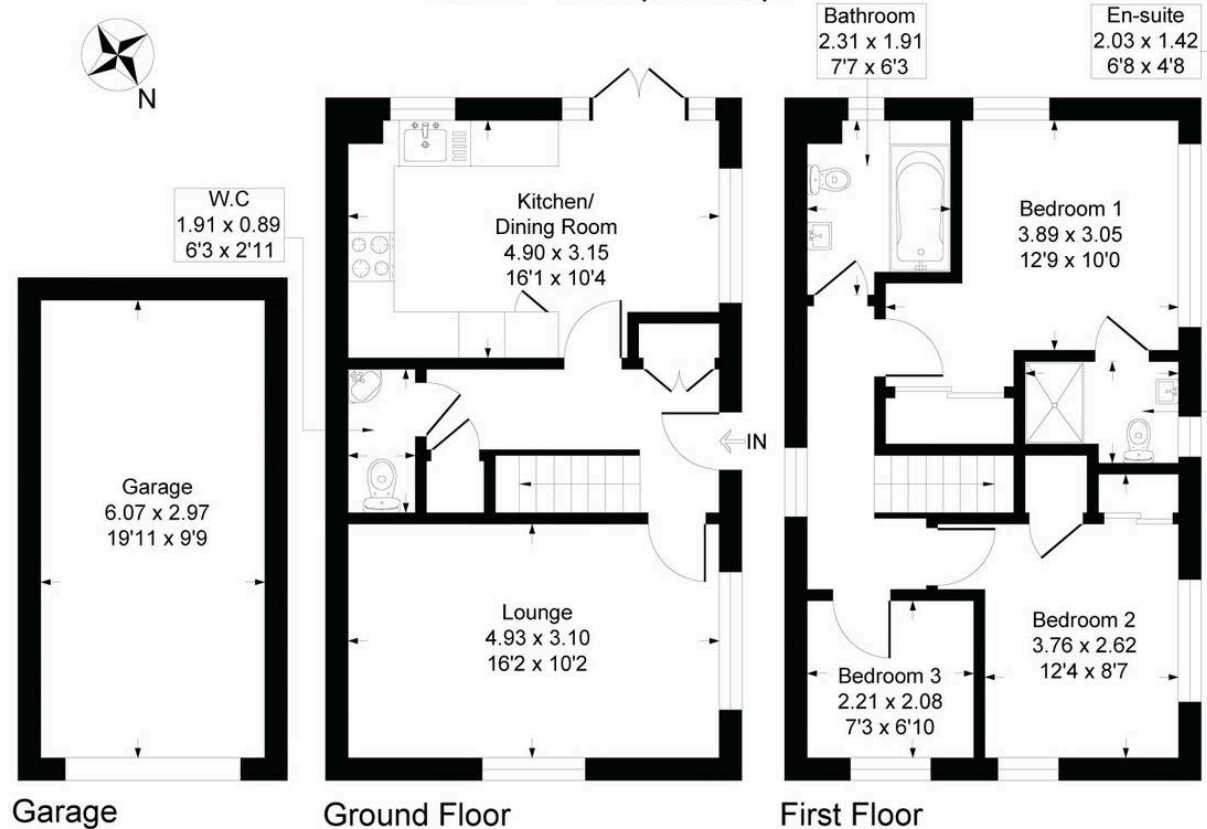


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