



Flat 4, 37 Montreal Close, Peacehaven, BN10 8FH  
£247,500

**CarruthersandLuck**  
SalesandLettings



## Flat 4, 37 Montreal Close

### Peacehaven

This beautifully presented and exceptionally spacious first floor two bedroom flat offers contemporary living in a highly sought-after location, just moments from Centenary Park with its scenic walks, welcoming café, and children's play areas, as well as being within easy reach of the seafront and benefiting from excellent bus links to Brighton City Centre.

The property showcases a modern interior with high-quality fixtures and fittings throughout, creating a stylish and inviting atmosphere that is ready to move into. The accommodation comprises two generously sized double bedrooms, each offering ample space for freestanding furniture and built-in storage options, making them ideal for both relaxation and home working. The modern bathroom is finished to a high standard and features a sleek P-shaped bath with a shower over, contemporary tiling, and quality fittings for a touch of luxury.



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The heart of the home is the expansive open plan living room, which is flooded with natural light from the Juliet balcony and provides a versatile space for entertaining, dining, or simply unwinding at the end of the day. The adjoining kitchen is equally impressive, equipped with a wide range of stylish cupboards and drawers, extensive worktop space, and designated areas for appliances, making it perfect for preparing meals or hosting guests.

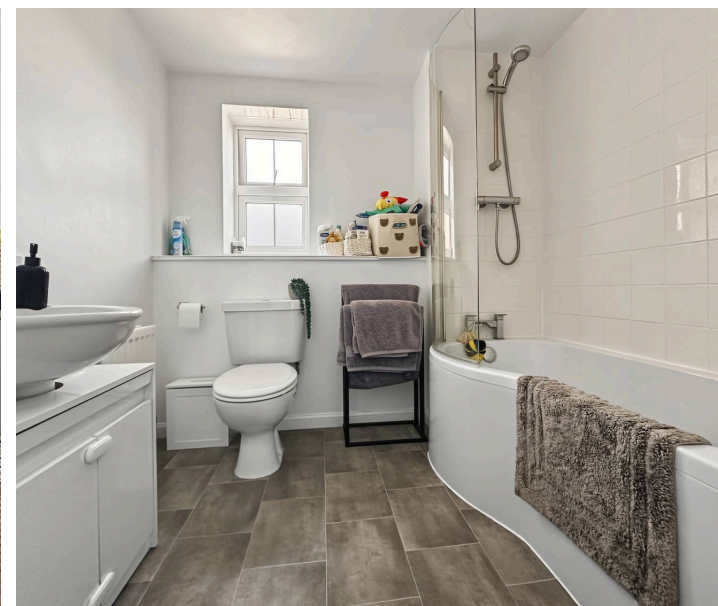
The thoughtful layout and neutral décor enhance the sense of space and light throughout, while practical touches such as an allocated parking space add further convenience for residents. With its combination of modern design, spacious accommodation, and a location that offers both tranquility and excellent connectivity, this outstanding flat represents an ideal opportunity for first-time buyers, professionals, or those seeking a superbly located coastal home.

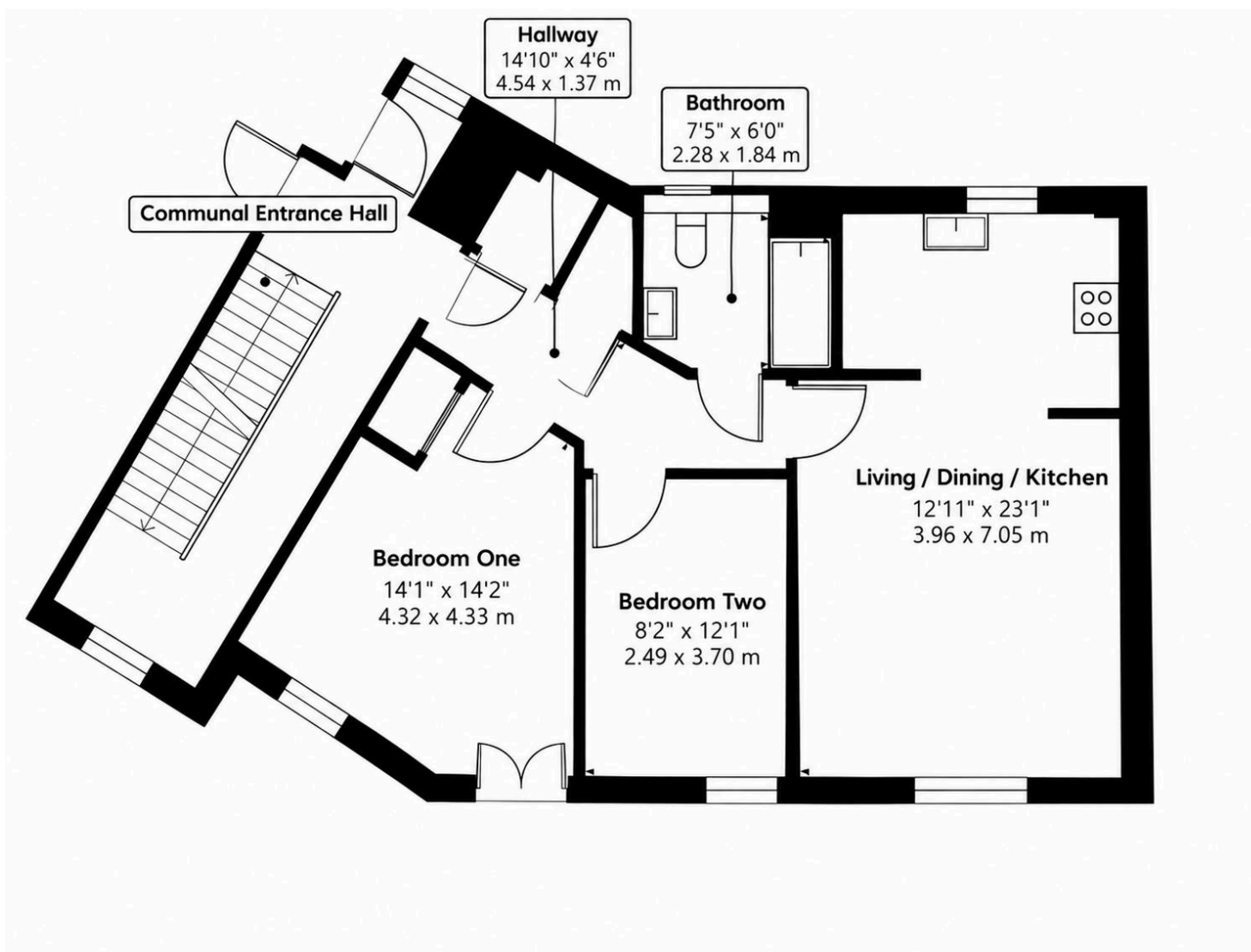
Additionally, the flat has its own allocated parking space, gas central heating and reasonable running costs, being so modern.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B





## Carruthers and Luck Sales and Lettings

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