



29 Woodlands Close, Peacehaven, BN10 7SF

In Excess of **£500,000**

CarruthersandLuck
SalesandLettings



29 Woodlands Close

Peacehaven

This beautifully presented four-bedroom detached house offers an exceptional standard of living and has been thoughtfully improved and extended by the current owners. Located in a quiet close that provides a peaceful setting while being centrally positioned for convenient access to local shops, schools, and frequent bus routes that provide easy access to Brighton City Centre, the property ensures easy and swift connections into Brighton.

The ground floor is particularly impressive. A high quality front door leads to entrance porch which then opens up into a nice size hallway with a ground floor Cloakroom/WC. A particular feature of the house and one of its real selling points is a wonderful open plan Kitchen/Living room with an extension on the rear forming a bright dining room/reception room with full height windows and a roof lantern and doors opening out to the rear garden. The spacious and contemporary kitchen fitted has modern and high quality fitted units, ample worktop space, sleek cabinetry, and integrated appliances including a full height, fridge, full height freezer, twin ovens, dishwasher and wine cooler making it ideal for family meals and entertaining. The generous lounge provides a comfortable setting for relaxation with a feature TV wall. In addition, a versatile snug or cinema room offers a cosy retreat for movie nights or could be repurposed as a children's playroom or a home office to suit your lifestyle.



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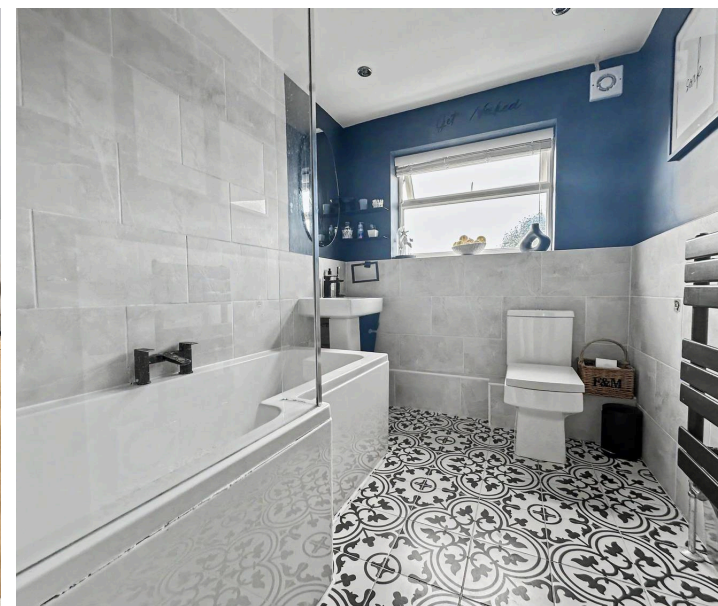
Upstairs, there are four well-proportioned bedrooms, 3 on the first floor and 1 on the second floor, each offering excellent natural light and flexibility for growing families. The main bedroom features generous proportions and could easily accommodate a king-size bed and additional storage, while the three further bedrooms are equally well-appointed. A dedicated study provides an ideal space for remote working or could serve as an occasional fifth bedroom if required. The family bathroom is finished to a high standard, offering a contemporary suite with stylish fixtures, a bath with shower over, and quality tiling.

Throughout the property, the décor is fresh and neutral, complemented by high-quality flooring and well-maintained fittings, ensuring the home is ready to move into with no onward chain. A block paved driveway at the front provides ample off-street parking for multiple vehicles, adding to the practicality of this impressive home. This property combines generous and flexible living accommodation with a superb central location, making it an outstanding choice for families seeking both comfort and convenience within easy reach of Brighton and all local amenities.

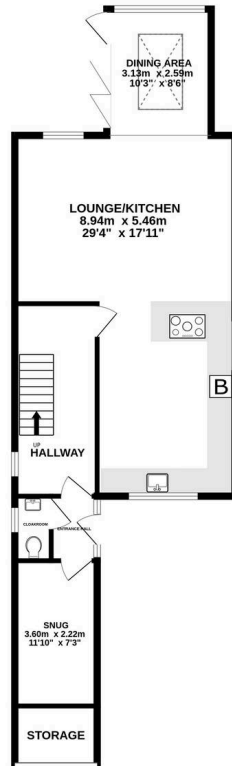
Council Tax band: D

Tenure: Freehold

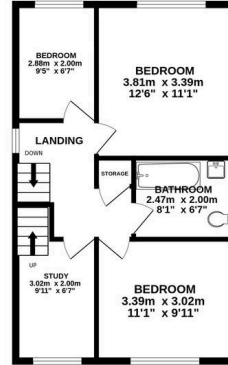
EPC Energy Efficiency Rating: C



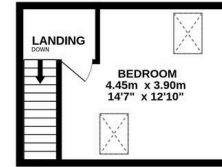
GROUND FLOOR
70.4 sq.m. (786 sq.ft.) approx.



1ST FLOOR
47.7 sq.m. (513 sq.ft.) approx.



2ND FLOOR
20.9 sq.m. (225 sq.ft.) approx.



29 WOODLANDS CLOSE PEACEHAVEN

TOTAL FLOOR AREA : 138.9 sq.m. (1495 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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