

Peacock Lane, Brighton, BN1 6WA

Approximate Gross Internal Area = 320.9 sq m / 3454 sq ft
(Including Garage)

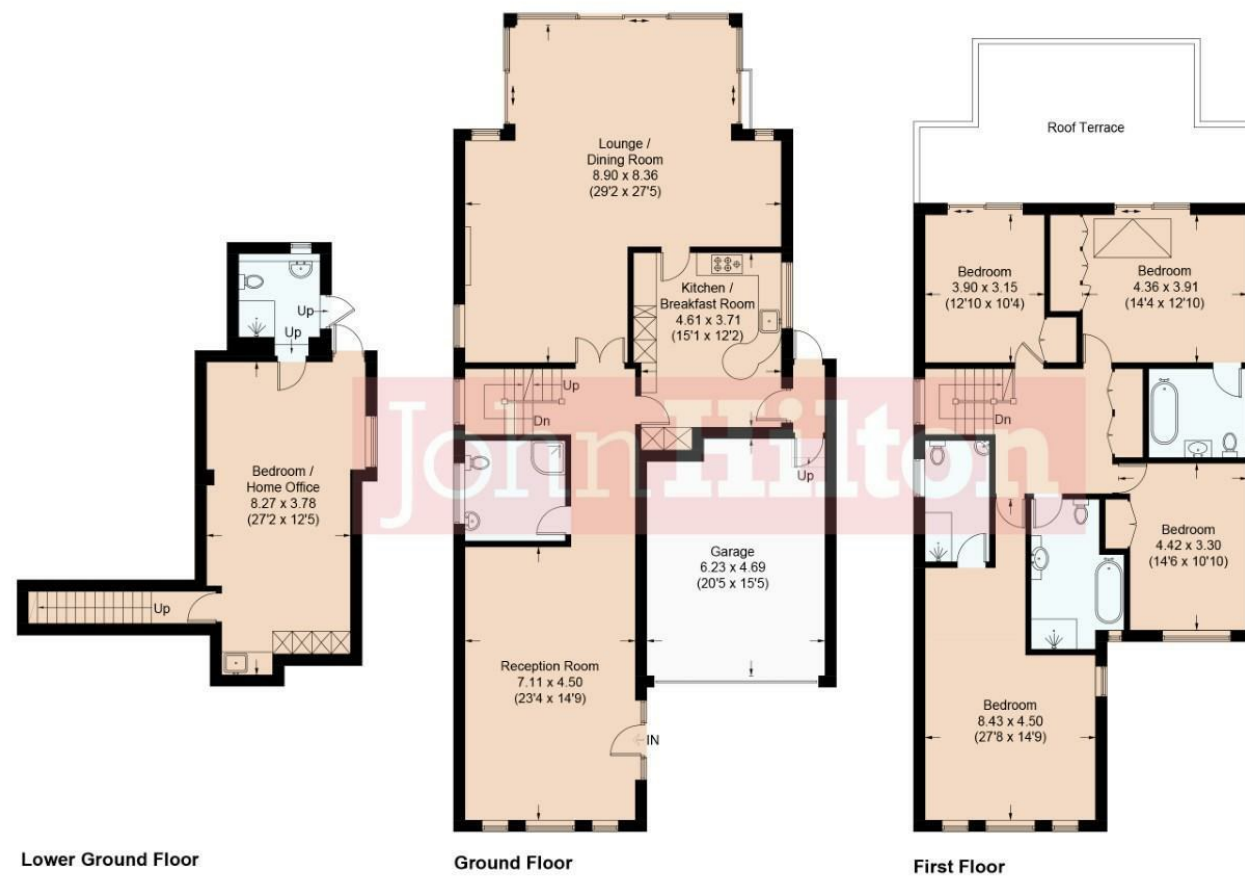


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 3454.00 sq ft

82 Peacock Lane, Brighton, BN1 6WA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £1,400,000-£1,600,000
Freehold



82 Peacock Lane Brighton BN1 6WA

*** GUIDE PRICE £1,400,000-£1,600,000 ***

A rarely available opportunity to acquire this beautifully presented and deceptively spacious, extended five double bedroom, five bathroom, detached modern family home which occupies a generous plot and enviable address in the highly desirable Surrenden area of Brighton, with Withdean Park on its doorstep.

The property is set back from this quiet lane by an impressive block-paved driveway (with Marshall drive blockwork) which leads up to the integral double garage, offering parking for several vehicles, alongside a generous raised lawn and attractive mature trees. A generous South-facing garden reaches to the rear and is beautifully landscaped with tropical planting to offer a most tranquil and surprisingly secluded space to sit, relax and entertain around the focal heated swimming pool which measures 26' in length x 12' wide with a constant depth of 4'6".

Upon entering you're greeted by a spacious reception with oversized porcelain floor tiles which enjoys a lovely outlook over the front garden, where our vendors have hosted large family gatherings. A stunning 'Schmidt' kitchen, beautifully fitted with 'Kuppersbusch' appliances and featuring a curved breakfast bar, is nestled within the heart of the home and links living spaces to the front and rear as well as internal access to the garage which offers ample space for utilities. To the South-facing rear you'll find a generous and wonderfully light and airy L-shaped family room which offers wrap-around patio windows that can be opened to enjoy those magnificent, elevated views over the garden and beyond and connect to a charming Juliette balcony.

To the first floor there is a spacious landing with lots of storage and a beautifully fitted family bathroom complete with contemporary freestanding bath and large walk-in shower enclosure. There are four well-proportioned bedrooms, two at the front - one with en-suite shower room - and two to the rear which open to the generous South-facing, sun drenched balcony, the principal bedroom having well fitted en-suite bathroom.

The lower ground floor accommodation is a valuable self-contained space which is fitted with kitchenette, shower room and storage, and connects to the rear garden. This space lends itself to a multitude of uses such as guest suite, live-in au pair, or multi-generational accommodation, or would also make an ideal home office or yoga studio.

Peacefully nestled between two areas of parkland with a feel of semi-rural living, you'd be forgiven for forgetting that you're only a short distance from Brighton's vibrant city centre - a perfect combination of restful home life and convenience.



- NO ONWARD CHAIN
- Surrenden Area of Brighton
- Modern Detached Family Home
- Five Double Bedrooms
- Two Reception Rooms
- Self-Contained Studio
- South-Facing Rear Garden with Heated Swimming Pool
- Spectacular Elevated Views
- Driveway & Double Garage
- Beautifully Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	76	82

Council Tax Band: **G**