



82 Peacock Lane, Brighton, BN1 6WA

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Spacious Living Room with stunning views over the garden * Modern Kitchen/Breakfast Room * Family Room * Shower Room * Garage.

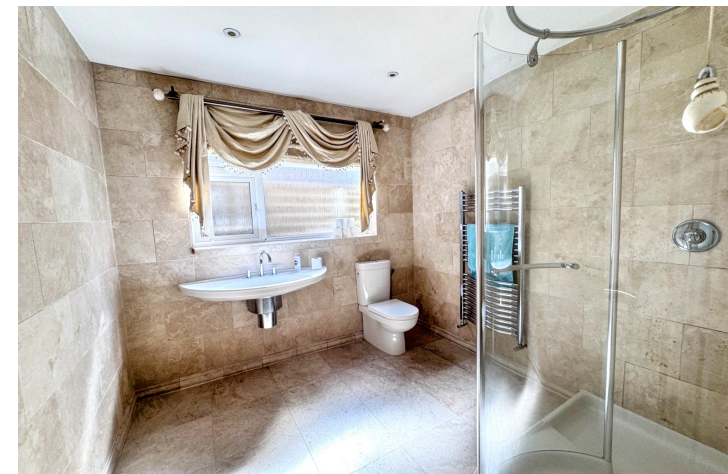
First Floor: Landing * Four Double Bedrooms * Two En Suites * Family Bathroom * Roof Terrace.

Garden Level: Self Contained Suite with Shower Rm.

Outside: Off road parking * Garage * Beautiful South Facing Rear Garden * Swimming Pool * Side Access*

A rare and distinguished opportunity in one of Brighton's most coveted residential enclaves. Set within the prestigious Surrenden district and moments from the rolling greenery of Withdean Park, this beautifully extended and deceptively spacious detached residence presents five double bedrooms, five bathrooms and exceptional family living across a generous plot.

Approached via a quiet lane, the property sits proudly behind an impressive block-paved driveway (laid with Marshall drive blockwork), offering parking for several vehicles and framed by mature trees and an elevated lawn. To the rear, a superb south-facing garden unfolds - exquisitely landscaped with tropical planting to create a serene, secluded oasis centred around a heated swimming pool. It is a truly idyllic setting for relaxation and entertaining. Inside, the sense of scale and quality is immediately apparent.



There is an excellent range of local shopping nearby at Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. Also within easy reach is Marks & Spencer Food Hall and the Asda supermarket. There are excellent schools for children of all age groups within easy reach, also a local bus service in Braybon Avenue providing access to Brighton City Centre. Preston Park mainlines railway station, with a direct service to London Victoria is just a walk away and Brighton seafront with its fine recreational facilities and bathing beaches being a little over two miles distant.

Local Information

Downs Junior School 1.0 miles
Balfour Road Infants 0.6 miles
Dorothy Stringer High School 0.3 miles
Varndean Schools Complex 0.3 miles
Preston Park Station 1.3 miles

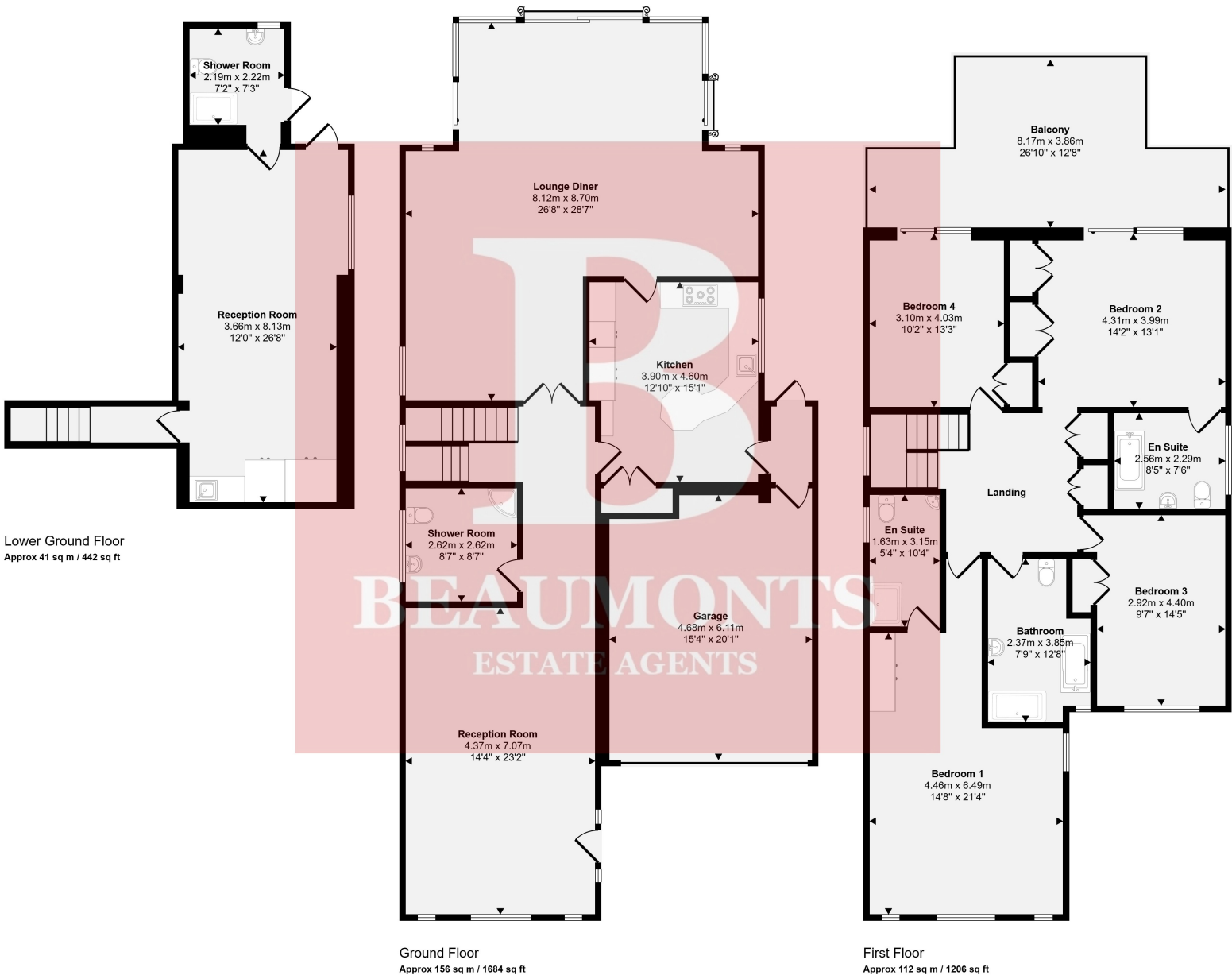
Brighton Mainline Station 2.5 miles
Hollingbury Golf Course 0.7 miles
Amex Stadium 3.5 miles
Brighton Marina 4.5 miles
Brighton Seafront 2.5 miles
Brighton Shopping Centre 2.2 miles

All distances approximate

Council Tax Band G



Approx Gross Internal Area
310 sq m / 3332 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEAUMONTS
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.