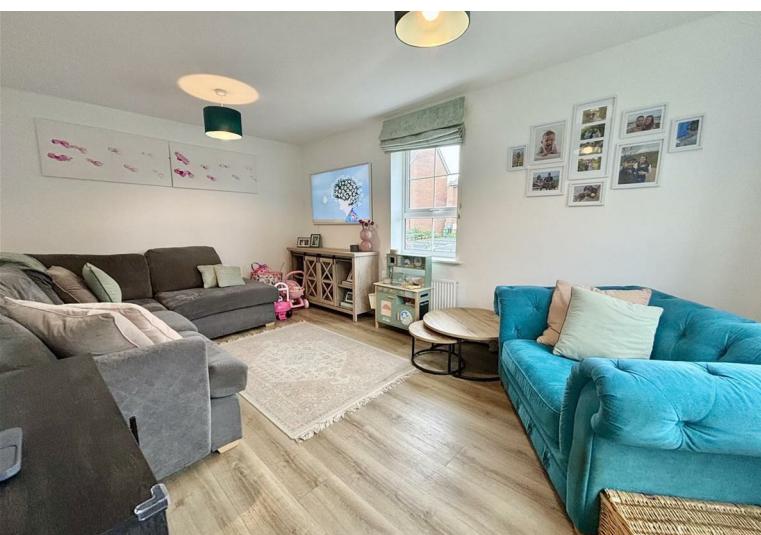


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BED

# Stunning Family Home, Central Location

22, Robin Lane, Peacehaven, BN10 8GJ

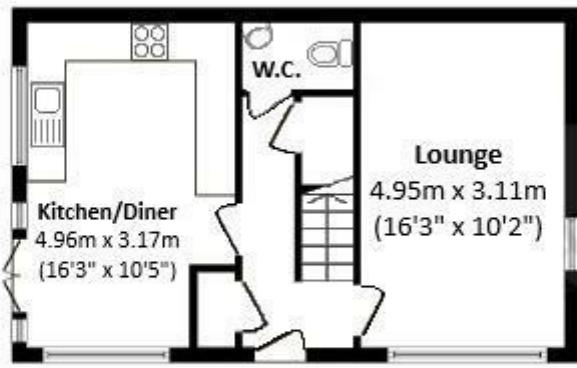


Price £380,000

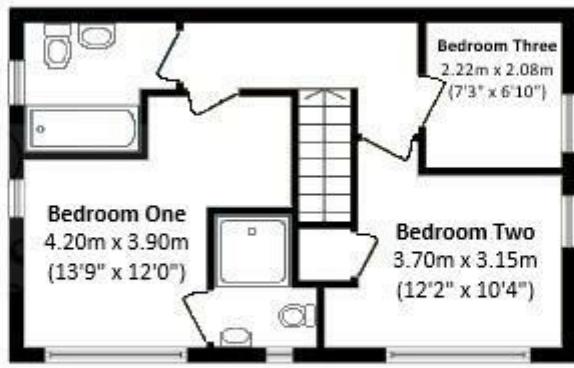
Freehold

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**Total Floor Area 81.1 m<sup>2</sup>(873 sq.ft.) approx**



**Ground Floor**



**First Floor**

## inbrief...

Simply superb, there are no other words to describe this beautiful, modern family home. Located on this popular estate and only a few years old, it is perfectly positioned for a growing family. A short stroll takes you to Peacehaven's Centenary Park, regular bus services to Brighton, a local shop, highly-rated nurseries and schools, and a doctor's surgery.

For those who enjoy DIY, forget it – put the tools down and put your feet up. The only thing to do here is relax and enjoy your new surroundings. From the moment you step through the door, you immediately feel at home. Subtle tones throughout, along with thoughtful improvements by the owner, really set this property apart.

The entrance hall is welcoming and offers plenty of storage. The modern kitchen/dining room is a fantastic space to show off your culinary skills to family and friends. The upgraded kitchen boasts integrated appliances, creating a chic, streamlined space ideal for entertaining.

The dual aspect lounge offers plenty of room for furnishings, making it the perfect place to relax after a long day. Two windows allow natural light to flood in, both overlooking the front garden. A cloakroom/WC completes the ground floor.

On the first floor are three bedrooms: two good-sized doubles and a single room ideal as an office or nursery. The master bedroom benefits from an en-suite shower room and overlooks the garden. The family bathroom comprises a bath with shower, WC and basin.

The private rear garden is ideal for those seeking low maintenance, with a patio and lawn area perfect for BBQs or children to play. The decking at the rear of the garden enjoys a southerly aspect and is a real suntrap from early spring to late autumn.

Located on the edge of the estate, the property faces a footpath, offering leafy views and therefore offers a sense of privacy. To the front is a low maintenance garden and two allocated parking spaces.

\*\*\* Estate Charges Apply (Approximately £180 annually)



**EPC Rating - B**  
**Council Tax Band - D**

**moreinfo...**



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