

**Spencer
& Leigh**



77 Peacock Lane, Surrenden, Brighton, BN1 6WA

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Price £1,200,000 - Freehold

- Spacious, Stylish, Exceptional
- 1930's Art Deco extended family home
- Six generous bedrooms positioned over the first & second floor
- Two family bathrooms, one on each floor
- Ground floor cloakroom & separate utility room
- Stunning kitchen/dining/family room
- South facing living room with views
- Large level rear garden ideal for entertaining
- Large corner plot opposite Withdean Park
- Private drive & garage with plenty of parking space

This Stylish, Exceptional home is not one to miss ! Located on a large corner plot opposite Withdean Park and woodland is this 1930's Art Deco style family home which has been extended and sympathetically modernised to create a generously appointed and luxurious home. The striking features include black double glazed Crittall style windows, parquet flooring to some rooms and old school style radiators. WE LOVE the stunning kitchen/dining/family room which runs the full width of the property overlooking the rear garden. There are modern built in units, integrated appliances and a large island unit. The rooms has a bright dual aspect with large windows and patio doors drawing in natural light. There is a separate utility room to conceal domestic appliances and a separate ground floor cloakroom. The main living room has a bright Southerly aspect at the front of the property and offers plenty of space for sofa's and modern storage/media space. On the first floor there are four generous bedrooms with room benefitting from South facing balcony. Across the hall is the first family bathroom with a white contemporary suite of both a bath & shower. Moving up to the second floor there are two further double bedrooms and the second family bathroom. One of the double bedrooms features a large floor to eaves window which is level with the tree canopy of the adjoining woodland which makes it feel like you can reach out and touch the trees. Outside the property boasts plenty of parking space for several vehicles leading to an integral garage. Spencer & Leigh consider viewing to be essential in order to appreciate this lovely home.



Peacock Lane is a quiet lane situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a main line railway station along with ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Entrance
Entrance Hallway
Living Room
17'11 x 11'7
Kitchen/Dining Room
30'9 x 13'10
Utility Room
6' x 5'3
G/f Cloakroom
Stairs rising to First Floor
Bedroom
17'11 x 11'10
Bedroom
15'7 x 13'11
Bedroom
11'1 x 8'6
Bedroom
10'9 x 9'11
First Floor Balcony
First Floor Family Bath/Shower Room
Separate Cloakroom
Stairs rising to Second Floor
Bedroom
16'10 x 15'2
Bedroom
13'3 x 11'4
Second Floor Family Bath/Shower Room
OUTSIDE
Rear Garden
Garage
15'3 x 8'5
Property Information
Council Tax Band F: £3,377.19 2024/2025
Utilities: Mains Gas and Electric, Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800Mbps available (OFCOM checker)
Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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

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Peacock Lane



Ground Floor
Approximate Floor Area
947.97 sq ft
(88.07 sq m)

First Floor
Approximate Floor Area
901.58 sq ft
(83.76 sq m)

Second Floor
Approximate Floor Area
538.73 sq ft
(50.05 sq m)



Approximate Gross Internal Area = 221.88 sq m / 2388.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.