



Peacock Lane

BN1 6WA

mishons

Hidden away along a quiet lane in Surrenden, this is a house that quietly surprises you.

From the front, you'd never quite appreciate the scale of what's behind the door. Extending to over 3,000 sq ft, the property has been thoughtfully reconfigured over the years to create a home that works brilliantly for modern family life, with generous living spaces, five double bedrooms, five bathrooms and a beautifully landscaped south-facing garden centred around a heated swimming pool.

The approach feels private and tucked away. A large block-paved driveway provides parking for several cars, while mature trees and established planting soften the setting and create a sense of seclusion from the moment you arrive. Inside, the layout flows naturally.

The entrance hall is wide and welcoming, finished with oversized porcelain tiles and plenty of room to pause before moving through the house. At its centre sits a striking Schmidt kitchen, fitted with Kuppersbusch appliances and anchored by a sculptural curved breakfast bar. It's a space that naturally becomes the focal point of the home - somewhere for busy mornings, family dinners and gatherings that end up lasting longer than planned.

To the rear, the house opens up into an impressive L-shaped living space filled with natural light. Large windows and doors frame views of the garden, while a Juliette balcony helps blur the line between inside and out. Whether it's a quiet Sunday morning or a house full of guests, the room feels equally at home.

Outside, the garden has been designed with entertaining and relaxation in mind. Facing due south, it enjoys sunshine throughout the day, while tropical planting creates a feeling that's a world away from city life. At its heart sits a heated swimming pool, surrounded by generous terraces and seating areas that make the most of the setting.

Upstairs, four double bedrooms are arranged around a spacious landing with excellent built-in storage. The family bathroom has a contemporary feel, with a freestanding bath and large walk-in shower. Two of the bedrooms enjoy access to a substantial south-facing balcony, while the principal suite offers its own en-suite bathroom and a peaceful sense of privacy. A further bedroom also benefits from an en-suite shower room.

The lower ground floor adds another layer of flexibility. Currently arranged as a self-contained suite with its own kitchenette, shower room, storage and direct garden access, it's a space that could adapt to almost any stage of family life. Guest accommodation, an au pair suite, a creative studio, home office, gym or space for multi-generational living all work equally well here.

One of the things that makes this home particularly special is the balance it offers. Surrounded by green open spaces and positioned between two areas of parkland, it feels calm and removed from the pace of the city. Yet Brighton's centre, Preston Park station and some of the area's most highly regarded schools are all within easy reach.

Fiveways is nearby for everyday essentials, with its popular collection of independent shops, cafés, deli, butcher, baker and greengrocer, while Marks & Spencer Food Hall and Asda are both close by. For commuters, Preston Park Station offers direct services to London Victoria, and Brighton's seafront is just over two miles away.

*The furniture and furnishings shown in these images have been added digitally for illustrative purposes only.

 **Guide Price** £1,400,000

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TOTAL FLOOR AREA:

3454 sq. ft. (320 sq. m.) approx



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