John Hilton

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Est 1972

Floorplan to Follow



Total Area Approx sq ft

'Sycamore Lodge', 39 The Lookout, Peacehaven, BN10 8AA

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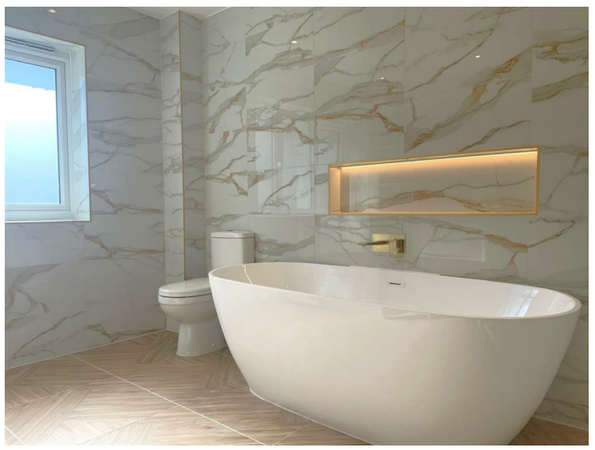
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'Sycamore Lodge', 39 The Lookout Peacehaven, BN10 8AA

Set within a peaceful rural setting on the outskirts of Brighton, this impressive, newly built detached residence offers a rare combination of contemporary luxury, generous proportions and an enviable connection to the surrounding countryside. Occupying a substantial plot directly opposite the South Downs, the property enjoys a wonderfully private and picturesque setting, whilst remaining within easy reach of Brighton and its many amenities.

Approached through secure electric gates, the property is introduced by a sweeping block-paved driveway providing extensive off-road parking for multiple vehicles. A beautifully crafted timber-frame car port further enhances the property's practicality, complete with an EV charging point.

Internally, the house has been designed with both modern family living and entertaining in mind, with a high specification finish throughout and generously proportioned accommodation arranged over two floors. A particularly striking entrance is created by the impressive oak staircase with elegant glass balustrade, setting the tone for the quality and attention to detail found throughout the home.

At the heart of the property is a superb open-plan kitchen, dining and living space, providing an inviting hub for everyday life and entertaining. The kitchen features a substantial breakfast island, while expansive bi-fold doors open directly onto the rear garden and sun terrace, creating a seamless connection between the interior and exterior spaces and allowing the room to be flooded with natural light.

A separate utility room provides additional storage and practical space, with its own side entrance. The ground floor also benefits from a versatile study, home office or fifth bedroom, together with a convenient WC.

The impressive triple-aspect lounge provides a further generous reception space whether used as a formal sitting room, family retreat or entertaining space, offering a degree of flexibility that complements the open-plan living accommodation.

Upstairs, there are four generously sized bedrooms, including an exceptional principal suite which enjoys views across the landscaped gardens and benefits from a Juliette balcony, dressing room and stylish en-suite shower room. The remaining bedrooms are well proportioned and are served by a beautifully appointed family bathroom, featuring both a freestanding bath and a large separate shower enclosure.

Underfloor heating extends across the ground floor, adding to the comfort and contemporary specification of this thoughtfully designed home.

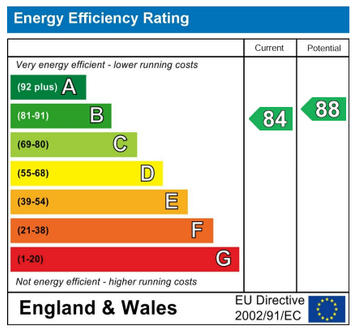
Outside, the property truly comes into its own. The remarkably generous rear gardens have been thoughtfully landscaped and enjoy a highly desirable south-facing aspect, with orchard, nature reserve, and formal gardens that wrap around the house. A substantial sun terrace provides the ideal setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings, while the gardens offer an exceptional amount of space rarely found with a modern new-build property.

With its combination of substantial accommodation, high-quality specification, extensive parking, landscaped gardens and spectacular setting opposite the South Downs, this outstanding residence presents a rare opportunity to acquire a brand-new luxury home in a sought-after rural location on the outskirts of Brighton.









Council Tax Band:
New Build

- Luxury Detached Residence in Rural Setting
- New Build with High Specification Finishes
- Sweeping Driveway Approached Via Electric Gates
- Timber Frame Car Port with EV Charging Point
- Four Bedrooms Plus Study/Office/5th Bedroom
- Principal Bedroom with Dressing Room & En-Suite
- Open-Plan Kitchen/Dining/Living Area & Separate Triple Aspect Lounge
- Underfloor Heating to Ground Floor
- Remarkably Sized, South-Facing Landscaped Gardens with Sun Terrace
- Situated Opposite the South Downs with Stunning Views

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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