



Cherry Trees, 13, Tongdean Rise, Withdean, Brighton BN1 5JG

Spencer
& Leigh

Cherry Trees, 13, Tongdean Rise,
Withdean, Brighton BN1 5JG

Price £799,950 - Freehold

- Impressive detached home
- Four spacious bedrooms
- 25' Lounge with views
- Modern fitted kitchen
- Two ground floor bedrooms
- Ground floor shower room/WC
- Master bedroom with large dressing room
- First floor family bathroom
- Superb garden for entertaining
- Private driveway & garage

An impressive four bedroom detached family home with two bathrooms in this sought after location. Approaching this home you can tell you are in for a treat with the manicured lawn and blossoming cherry trees. This home is the pride of the owners and their attention to detail. The property features a bright entrance hall with galleried landing and large window. The 25' lounge/dining room has twin bay windows and maximises the far reaching views towards the South Downs and flows seamlessly into a second sitting room/study. There is a separate dining room which could easily double as a fourth bedroom and take full advantage of the ground floor shower room and additional ground floor bedroom. An undoubted feature is the modern fitted kitchen with integrated appliances. On the first floor there is a generous master bedroom with large dressing room, family bathroom and additional bedroom. Outside the property features well groomed gardens, exterior lighting and several patio areas ideal for entertaining. Internal viewing is highly recommended to fully appreciate this stunning home and its features. Exclusive to Spencer & Leigh.



Tongdean Rise is considered to be a sought after residential road. Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance hallway

Sitting room
25'5 x 13'9

Kitchen/breakfast room
20'4 x 7'10

Reception room
11'1 x 8'5

Dining room
12'6 x 12'2

Bedroom
11'10 x 11'1

Ground floor shower room

Stairs rising to

First floor landing

Bedroom
17'8 x 14'3

Dressing room
16'3 x 8'5

Bedroom
17'8 x 13'9

Bathroom

Driveway & garage
16' x 12'7

Front garden

Rear garden

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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Starting out at Spencer & Leigh, 108 Old London Road, Patcham, Brighton, BN1 8YA

Head northwest on Old London Road towards Old Patcham Mews

Turn right onto London Road/A23

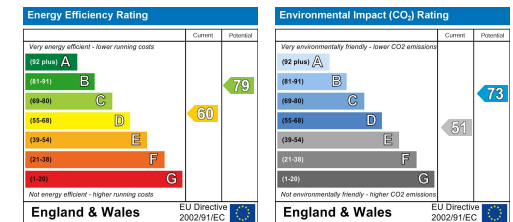
At the roundabout, take the 1st exit onto Mill Road

At the roundabout, take the first exit onto Dyke Road Avenue

Turn left onto Tongdean Lane

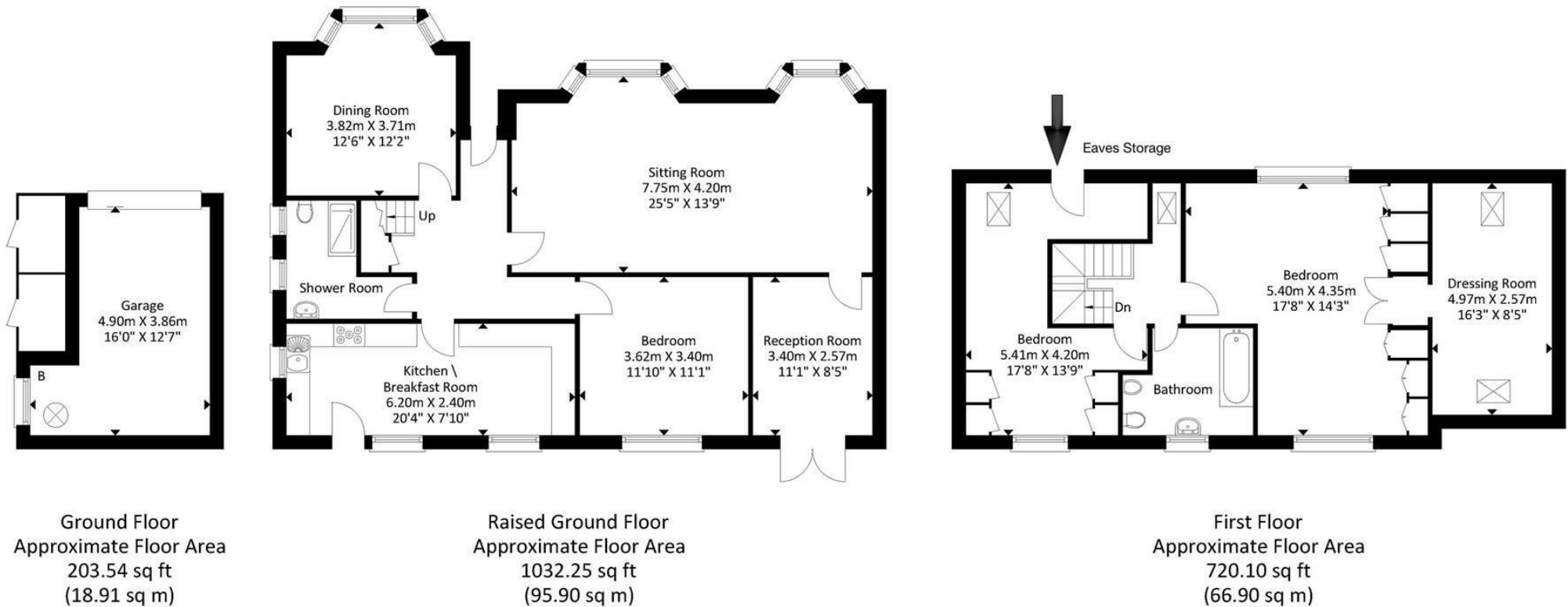
Turn right onto Tongdean Rise

Destination will be on the right



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Tongdean Rise



Approximate Gross Internal Area = 181.71 sq m / 1955.91 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.