

# The Lees Bristol Gardens

Brighton, BN2 5YW

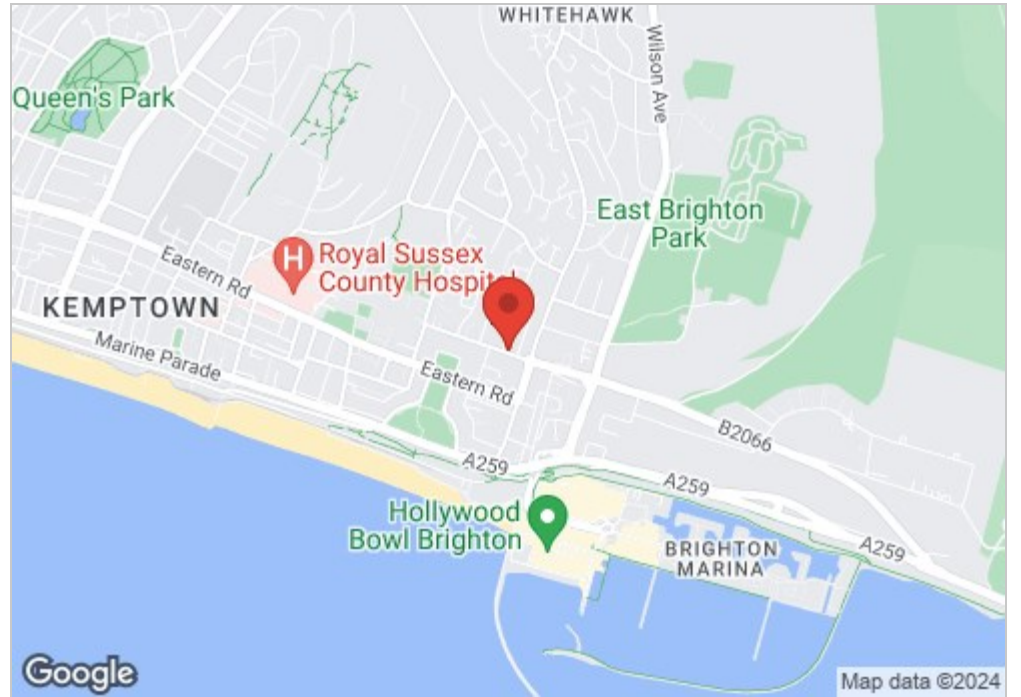
**Asking price £675,000**

Situated within an exclusive gated development, this newly constructed three/four bedroom residence boasts energy-efficient design alongside desirable features such as a garden, roof terrace, and rare allocated parking. Nestled in the tranquil yet convenient location of a former convent, this development by Guinness Homes offers proximity to local amenities including shops, the beach, and esteemed educational establishments. With Kemp Town Village, The Lanes, and the station easily accessible, convenience meets luxury living.



- 4 bedrooms
- Large Master Bedroom With En-Suite
- Roof Terrace With Views
- Allocated Parking Space
- 1,344 Square Feet
- Modern Town House
- Sunny Paved Garden
- Large Open Plan Living Space
- Secure Communal Bike Store
- Gated Mews

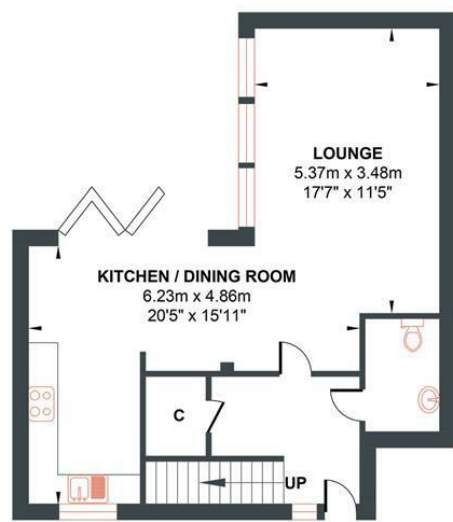
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	89
England & Wales	EU Directive 2002/91/EC	



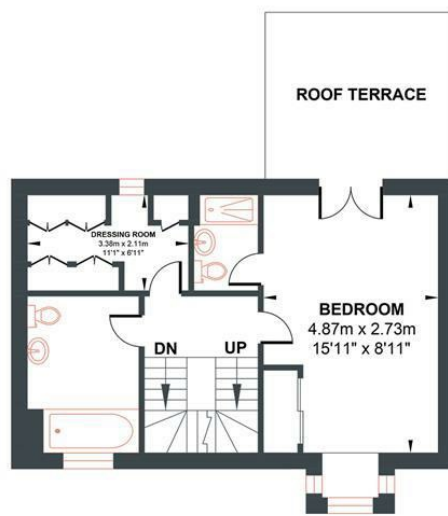
## BRISTOL GARDENS

Approximate Gross Internal Area = 124.93 sq m / 1344.73 sq ft

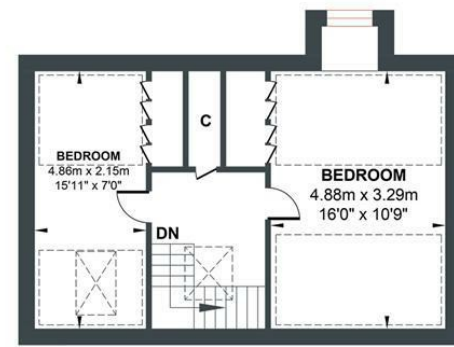
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR  
Approximate Floor Area  
535.93 sq ft  
(49.79 sq m)



FIRST FLOOR  
Approximate Floor Area  
404.40 sq ft  
(37.57 sq m)



SECOND FLOOR  
Approximate Floor Area  
404.40 sq ft  
(37.57 sq m)

