

# Withdean Road

## Brighton

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COMMERCIAL



## About the property

\*\*\*GUIDE PRICE £1,600,000 - £1,750,000\*\*\*

Nestled on the prestigious Withdean Road in Brighton, this rarely available detached house is a true gem waiting to be discovered. Boasting 6 bedrooms and 3 bathrooms spread over nearly 2500sqft of space, this property offers fantastic room for a growing family or those who love to entertain.

As you enter, you are greeted by a bright entrance hall leading to a spacious lounge with triple aspect windows and sliding doors that open into a charming conservatory. The second reception room seamlessly flows into the kitchen with a door through to the storage room, and utility, providing a perfect layout for modern living. The ground floor is completed by a convenient W.C.

Venture upstairs to find not just one, two, or three, but SIX double bedrooms, offering plenty of space for guests or a large family. The three bathrooms ensure no more queuing in the morning rush, with many of the rooms enjoying stunning views of the surroundings.

The property also features a substantial garage, perfect for a workshop, car storage, or the potential to convert into additional living space. Outside, the beautiful grounds wrap around the property presenting endless possibilities for someone with the right vision to create their own outdoor oasis.

Conveniently located less than a mile from Preston Park station, commuting to London is a breeze, while easy access to the A27 and A23 makes getting around by car equally convenient. Whether you're looking for a peaceful retreat or a spacious family home with great transport links, this property ticks all the boxes.

Don't miss the chance to make this house your home and book a viewing to fully appreciate all it has to offer.

## Withdean Road Brighton



6

BEDROOM

2

RECEPTION

3

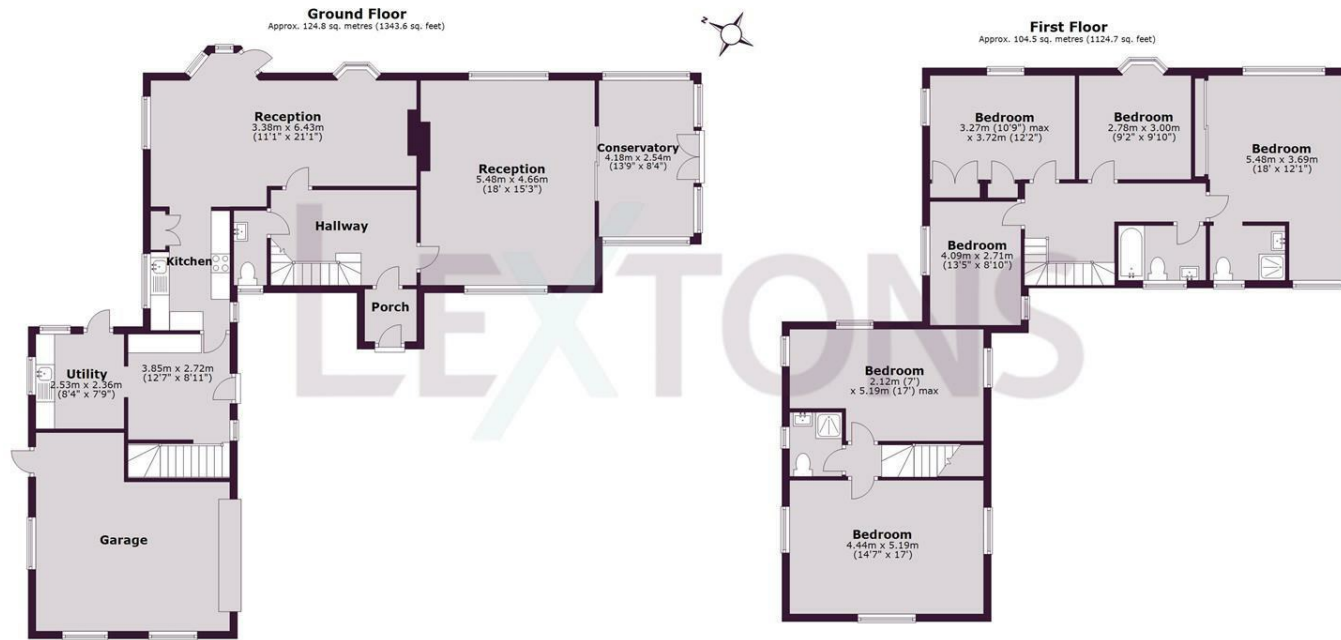
BATHROOM







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Total area: approx. 229.3 sq. metres (2468.3 sq. feet)

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