Tongdean Lane

Brighton

LEXTONS / SALES LETTINGS AUCTIONS COMMERCIAL

Tongdean Lane Brighton

3	2	2
BEDROOM	RECEPTION	BATHROOM

About the property

Guide Price £850,000 - £900,000

Rare opportunity to purchase a detached three-bedroom house set within spacious grounds, featuring a south-facing garden in a highly sought-after position in Withdean.

Tucked away off Tongdean Lane and privately positioned behind elegant, mature trees, the property enjoys a large entrance area with ample space for multiple vehicles. A welcoming porch opens into a generous and airy entrance hall, leading seamlessly into the home's inviting reception spaces. The open layout enhances the sense of space and tranquility throughout.

The first of the impressive reception rooms benefits from dual-aspect windows, allowing natural light to flood the space while offering picturesque views of the front gardens. A grand fireplace adds to the charm and character. To the rear, the main reception area provides an expansive setting with wide sliding doors that open onto a garden terrace, presenting stunning views over the mature grounds. A second fireplace adds warmth and elegance to the space.

Adjacent to the main reception, the well-appointed kitchen is thoughtfully designed and adjoins a practical utility room. The ground floor also features a shower room and a bedroom, both enjoying delightful garden views.

Upstairs, the third bedroom offers lovely views over the gardens and valley beyond. A spacious family bathroom includes a walk-in shower and a separate bath. The additional loft space presents an exciting opportunity for future expansion, subject to planning approval.

The outdoor space is equally impressive, with a large terrace stepping down to the south-facing gardens, creating a perfect setting for relaxation and entertaining.

Situated in one of the most desirable areas of Brighton and Hove, this exceptional home combines privacy, space, and potential in a truly enviable location.

Ground Floor
Approx. 102.0 sq. metres (1097.9 sq. feet)

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Bedroom/Office
4.67m x 2.05m
(15'4" x 6'9")

Utility
2.04m x 2.26m
(6'8" x 7'5")

Kitchen
4.54m x 2.26m
(14'11" x 7'5")

Reception
4.35m x 5.86m
(14'3" x 19'3")
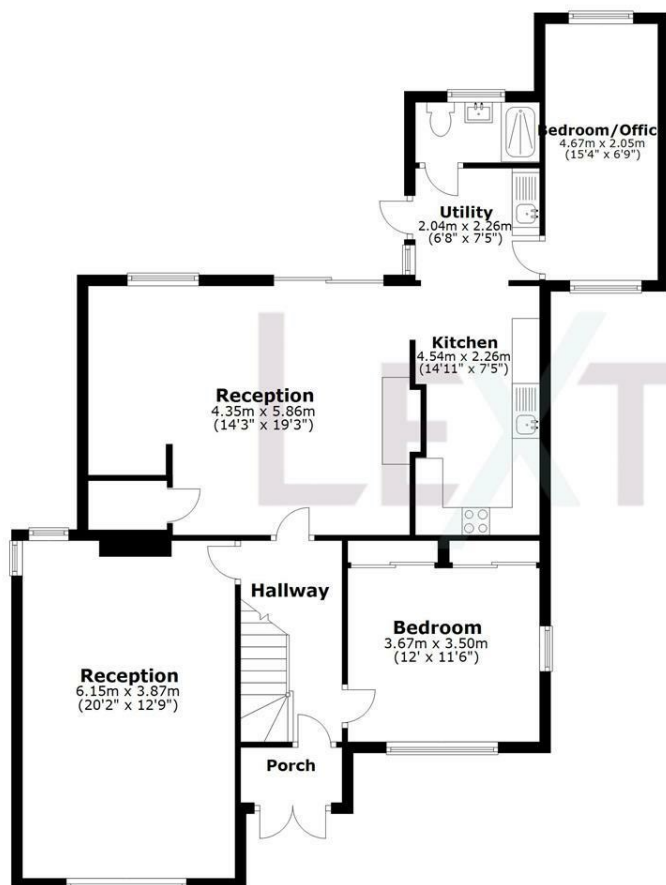
First Floor
Approx. 41.7 sq. metres (448.7 sq. feet)

Bedroom
3.49m (11'5")
x 4.54m (14'11") max

Hallway

Bedroom
3.67m x 3.50m
(12' x 11'6")

Bathroom

Reception
6.15m x 3.87m
(20'2" x 12'9")

**Loft Space
(Restricted Height)**

Porch
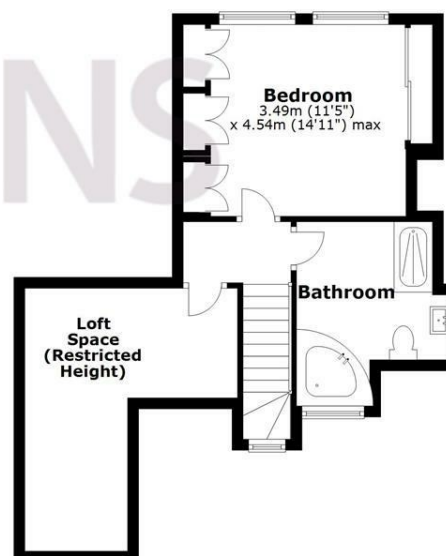
Total area: approx. 143.7 sq. metres (1546.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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EU Directive
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