



House - Detached (EPC Rating: D)

# CEDARS LODGE CEDARS GARDENS, BRIGHTON, BN1 6YD

## £1,950

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom House - Detached located in Brighton

Nestled just off the London Road in Brighton, this beautiful and unique two-bedroom detached cottage presents an exceptional opportunity for those seeking a delightful new home.

The cottage features two comfortable bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents. Recently decorated throughout, the property is offered unfurnished, allowing you to personalise the space to your taste.

One of the standout features of this home is the private patio garden, an ideal spot for enjoying the outdoors, whether it be for morning coffee or evening gatherings. Additionally, the property includes parking on the drive for two cars, a valuable asset in this vibrant city.

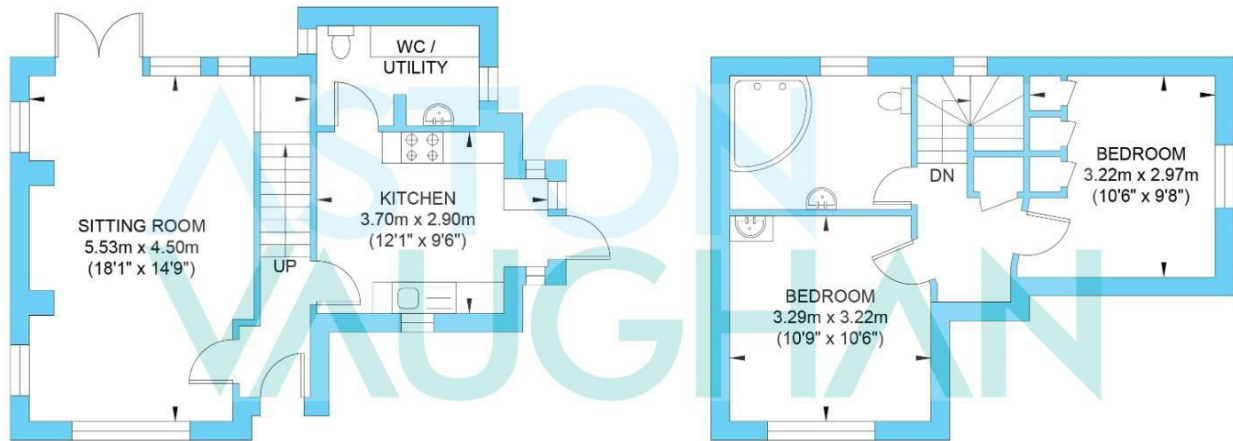
Situated off the main road, this cottage enjoys a superb location with excellent access to various amenities and transport links throughout Brighton. Whether you are looking to explore the local shops, cafes, or the stunning coastline, everything is within easy reach.

This delightful detached cottage is perfect for those seeking a peaceful retreat while still being close to the heart of the city. Don't miss the chance to make this charming property your new home.





## Cedars Gardens



Ground Floor  
Approximate Floor Area  
418.50 sq ft  
(38.88 sq m)



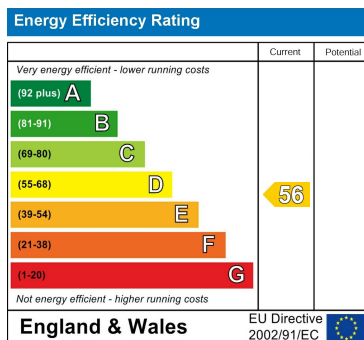
First Floor  
Approximate Floor Area  
354.88 sq ft  
(32.97 sq m)

Approximate Gross Internal Area = 71.85 sq m / 773.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**D**

Energy Performance Graph



Call us on

**01273 253000**

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.