



2 Glen Rise

Brighton, BN1 5LP

Guide price £1,250,000

Presenting a remarkable opportunity to acquire a meticulously crafted Tudor-style detached home, this stunning property offers an impressive layout encompassing five bedrooms and four bathrooms, sprawling across a generous 2,551 square feet. Positioned behind a picturesque green, the home greets you with a spacious front forecourt, providing abundant off-road parking and granting access to a double length garage.

Step inside and be welcomed by a grand entrance hall adorned with original wood parquet flooring, setting the tone for the elegance that unfolds throughout. The front sitting room beckons with its inviting ambiance, boasting original parquet wood flooring, a captivating wood burner, and a tastefully panelled feature wall, offering a perfect retreat for cosy evenings.

The heart of the home resides in the expansive open-plan kitchen, dining, and family room, where culinary delights are prepared amidst sleek quartz worktops and top-of-the-line integrated appliances. A large central island stands as a focal point, while the vaulted ceiling with a Velux window floods the space with natural light, creating an inviting atmosphere for gatherings and everyday living. Large bi-folding doors seamlessly connect the indoor and outdoor spaces, leading to the landscaped garden, complete with a wood burner and a large skylight.

Ascend to the first floor, where a spacious landing sets the stage for the generously proportioned bedrooms, each offering its unique charm and comfort. The second bedroom delights with fitted wardrobes and an en-suite shower room adorned with black glittered floor tiles and marble-effect wall tiles, while the third bedroom enjoys serene garden views and its own en-suite fully tiled shower room. Bedroom four, a charming double, overlooks the front garden and features fitted wardrobes with mirror sliding doors, while bedroom five offers versatility as a large single, complete with fitted wardrobes. A luxurious family bathroom awaits, boasting a separate shower and a classic roll-top bath.

Venture to the second floor to discover the principal bedroom, a serene retreat boasting double doors opening to a Juliet balcony, offering enchanting views of the rear garden. Bespoke fitted wardrobes provide ample storage, while the luxury en-suite bathroom indulges with an inset TV, creating a spa-like oasis for relaxation.

Outside, the meticulously landscaped rear garden beckons with an expansive patio area, perfect for hosting BBQs and social gatherings. Gated side access ensures convenience, while a summer house at the rear offers additional space for recreation or relaxation. A large tandem-length garage with an electric up-and-over door provides ample storage and parking options, while the front private garden offers further off-street parking possibilities.

Conveniently located at the junction of Glen Rise and Valley Drive in the highly sought-after Withdean/Westdene area, the property enjoys easy access to local amenities, including a shopping parade on Valley Drive and nearby supermarkets. Dyke Road provides direct access to the bypass and the A23/A27, while Brighton and Hove's city centers are within a two-mile radius, offering a plethora of dining, shopping, and entertainment options. With several mainline railway stations, including Preston Park, within easy reach, commuting is a breeze, making this property an ideal choice for discerning buyers seeking the ultimate in luxury living.

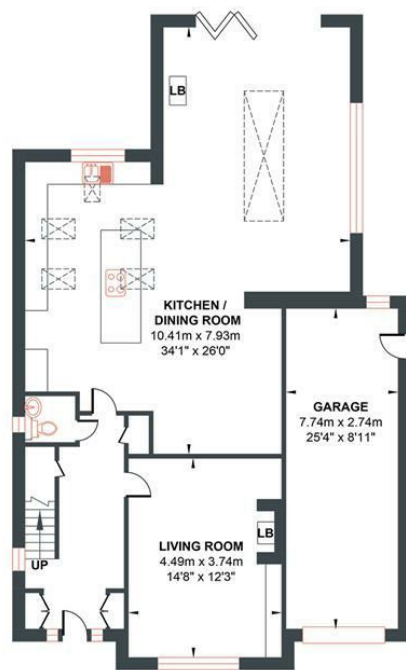
- Detached
- 5 Bedrooms
- Large Garage
- Large Garden
- Large Open Plan Kitchen
- Over 2500sq ft
- 4 Bathrooms
- Off Road Parking
- Garden Room
- Fantastic Location

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		
	67	75
England & Wales	EU Directive 2002/91/EC	

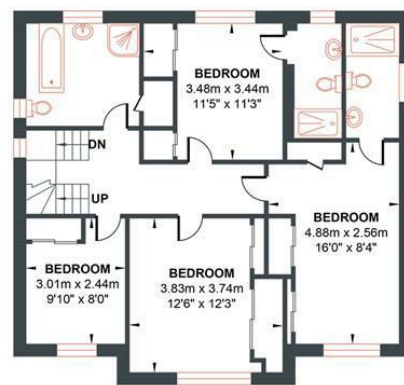


GLEN RISE

Approximate Gross Internal Area = 237.08 sq m / 2551.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



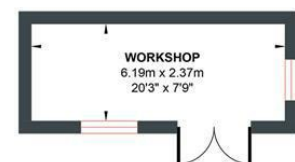
GROUND FLOOR
Approximate Floor Area
1259.80 sq ft
(117.04 sq m)



FIRST FLOOR
Approximate Floor Area
793.83 sq ft
(73.75 sq m)



SECOND FLOOR
Approximate Floor Area
340.35 sq ft
(31.62 sq m)



OUTBUILDING
Approximate Floor Area
157.90 sq ft
(14.67 sq m)

