

15 Gableson Avenue

Brighton, BN1 5FG

Guide price £900,000

Nestled within the highly sought after location in the Withdean district of Brighton, this substantial semi-detached family home offers a harmonious blend of space, style, and functionality. Boasting four bedrooms, this residence occupies an elevated position, affording breathtaking views and a sense of tranquility.

Interior:

As you step into the spacious and inviting entrance hall, you're greeted by an ambiance of warmth and elegance. The ground floor unfolds into a reception room with panoramic views, providing the perfect setting for both relaxation and entertainment. There is also a downstairs WC.

Towards the rear of the property, the open-plan kitchen and dining area with its expansive layout and seamless flow. Bi-fold doors effortlessly merge the indoors with the outdoors, leading you onto a beautifully landscaped garden oasis, ideal for al fresco dining, play, or simply basking in the sunshine.

Ascending to the first floor, you'll find two double bedrooms, each offering a haven of comfort and serenity. A tastefully designed family bathroom and generous size study.

The second floor unveils an additional two bedrooms, one of which boasts an en-suite bathroom, epitomising luxury and privacy.

Exterior:

Outside, the property delights with its sizable rear garden, providing ample space for recreation, gardening, or simply unwinding amidst nature's embrace. A single garage situated at the front of the house offers secure parking for your vehicle, complemented by additional off-street parking space, ensuring convenience and peace of mind.



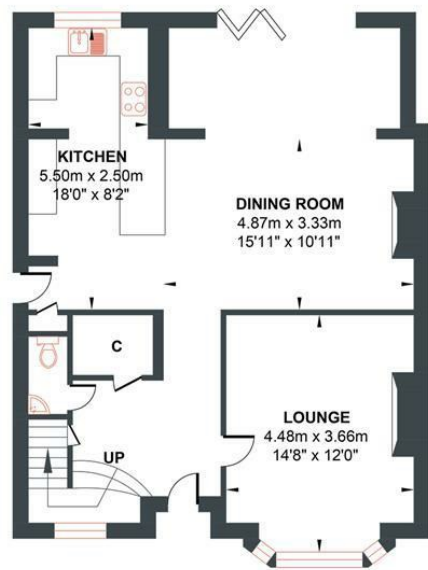
- 4 Double Bedrooms
- Landscaped West Facing Garden
- Modern Luxury Bathrooms
- Panoramic Views
- Garage
- 2 Bathrooms
- Modern Open Plan Kitchen
- Fantastic Location
- Must View
- Off Street Parking

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		
England & Wales	EU Directive 2002/91/EC	

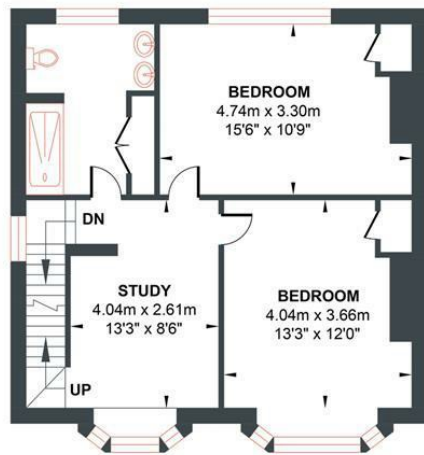


GABLESON AVENUE

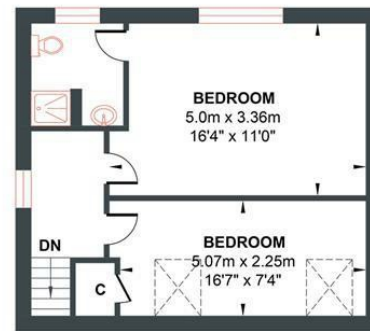
Approximate Gross Internal Area = 178.86 sq m / 1925.23 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



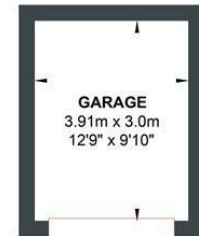
GROUND FLOOR
Approximate Floor Area
778.98 sq ft
(72.37 sq m)



FIRST FLOOR
Approximate Floor Area
619.03 sq ft
(57.51 sq m)



SECOND FLOOR
Approximate Floor Area
400.95 sq ft
(37.25 sq m)



GARAGE
Approximate Floor Area
126.26 sq ft
(11.73 sq m)

