



# 3 Eastwick Close

Brighton, BN1 8SF

**Offers in excess of £900,000**

This beautifully extended and upgraded detached family home offers four double bedrooms and spans over 2,227 square feet. Impeccably designed throughout, it features a stunning 29ft open-plan kitchen and a luxurious principal bedroom with a private roof terrace.

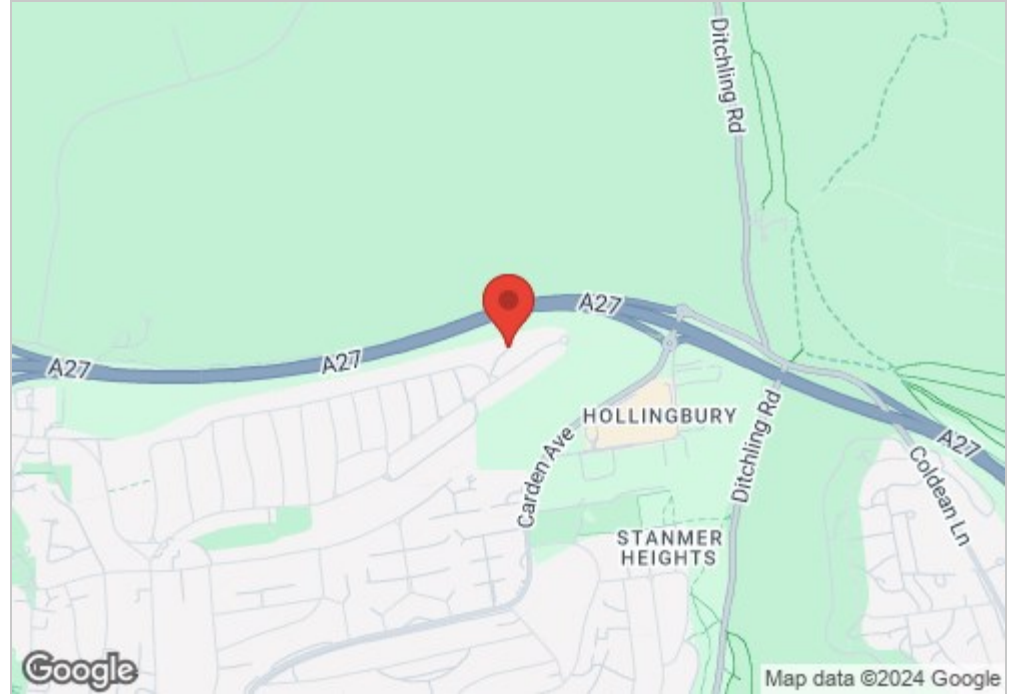
Ideally located near both The Downs and the City, this home promises a sophisticated lifestyle in a highly desirable area.

The ground floor welcomes you with a bright, spacious entrance hall leading to a front-facing, dual-aspect sitting room with lovely views down the close. It boasts herringbone LVT flooring and a stylish media wall enhanced by colorful downlights. The ground floor also includes a modern shower room, a practical utility room, and bedroom 4 with a side-facing window.

At the heart of the home is the impressive open-plan kitchen, dining, and family room. The kitchen features a large central island, perfect for entertaining or enjoying breakfast, with integrated appliances and sleek stone worktops. A separate area offers space for another living room with a media wall, and ample room for formal dining. Two skylights and large sliding doors flood the space with natural light and seamlessly connect the indoors to the garden.

Upstairs, the principal bedroom is a true retreat, offering a private terrace, freestanding stone bath, and en-suite shower room. Two further double bedrooms, each with bespoke fitted wardrobes, share a stylish family shower room.

Outside, the brand-new driveway provides parking for multiple vehicles, while the landscaped, secluded rear garden features dual patios, ambient lighting and a useful outbuilding ideal for storage or as a home office.



- Detached
- Three Bathrooms
- Separate Living Room
- Backing Onto Open Fields
- Roof Terrace Off Principle Bedroom
- 4 Double Bedrooms
- Large 29ft Open Plan Kitchen
- Private Driveway
- High Spec

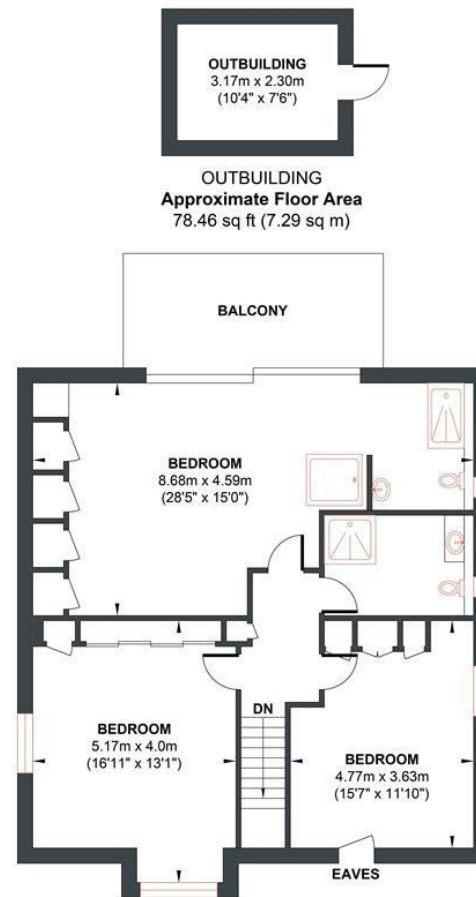
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84
	EU Directive 2002/91/EC	
	England & Wales	

## EASTWICK CLOSE

Approx. Gross Internal Floor Area (Including Outbuilding) = 206.91 sq m / 2227.14 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



**GROUND FLOOR**  
 Approximate Floor Area  
 1278.53 sq ft (118.78 sq m)



**FIRST FLOOR**  
 Approximate Floor Area  
 870.15 sq ft (80.84 sq m)



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