





35 Varndean Gardens  
Brighton, BN1 6WJ

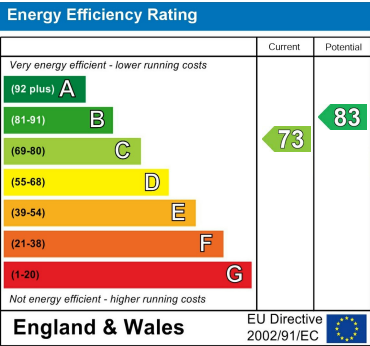
Guide price £1,100,000

\*\* Guide Price £1,100,000 - £1,200,000\*\*

A substantial and attractive four double bedroom detached family home of considerable character, together with a lovely mature and secluded rear garden and located in a quiet and highly sought after residential setting close to local schools and convenient for Preston Park station.

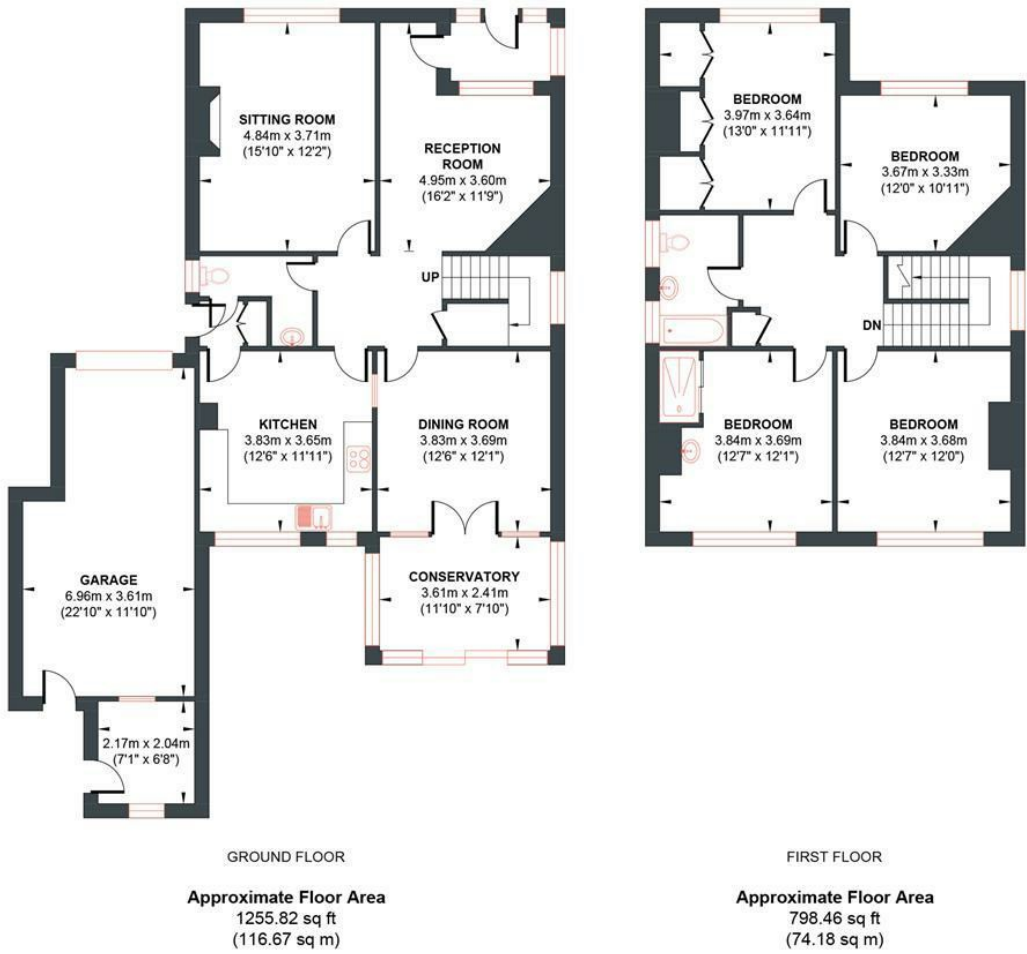
This substantial traditional styled home is situated in a lovely residential location, quietly located yet within close proximity of the Balfour/Dorothy Stringer and Varndean V1 Form College campus as well as Preston Park station and bus services connecting with the City centre. Local shopping facilities are available in Preston Village, together with an extensive range of local shops, coffee houses at Fiveways. This is a substantial home which is offered in excellent decorative condition throughout having been beautifully maintained by the present owners and provides lovely light and generously proportioned living space over two floors making this a particularly comfortable family home. The ground floor is characterised by a large and welcoming wood panelled reception hallway with feature fireplace and an original stained glass Oriel window. In addition there are two separate reception rooms and a conservatory, with genuine potential for further enlargement subject to the normal planning consents. The first floor is approached by a wide turned staircase leading to four very good sized double bedrooms, with those at the rear enjoying lovely views over the gardens and surrounding countryside. The gardens are a delight, being of a good size, mature and beautifully secluded and the house enjoys the added advantage of a long private driveway leading to an attached garage. This is a great opportunity to aquire a lovely family home in a superior residential setting, with excellent scope and potential too, and an early viewing is highly recommended by the owner’s agents.

- Substantial & Attractive Detached Family Home
  - Lovely Large Wood Panelled Reception Hallway
  - Four Good Sized Double Bedrooms
  - Scope for Further Enlargement (STNPC)
  - Long Private Driveway
- Light, Spacious and Generously Proportioned
  - Two Separate Reception Rooms
  - Beautifully Maintained and Presented
  - Beautiful Mature and Secluded Gardens
  - Convenient for Excellent Local Schools and Preston Park Station



VARNDEAN GARDENS

Approx. Gross Internal Floor Area (Including Garage) 190.85 sq m / 2054.28 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



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All measurements are approximate

