



**FOSTER**  
& CO.



# Cedars Gardens

Brighton, BN1 6YD

Guide price £1,600,000

Foster and Co are delighted to present this impressive detached five-bedroom family home, located just a stone's throw from the highly desirable Preston Park. The property offers 2,895 square feet of living space that is a huge attraction to families. As you step into the grand hallway, you're greeted by a generous formal sitting room, featuring a stunning bay-fronted window that fills the room with natural light, a perfect setting for relaxing or entertaining.

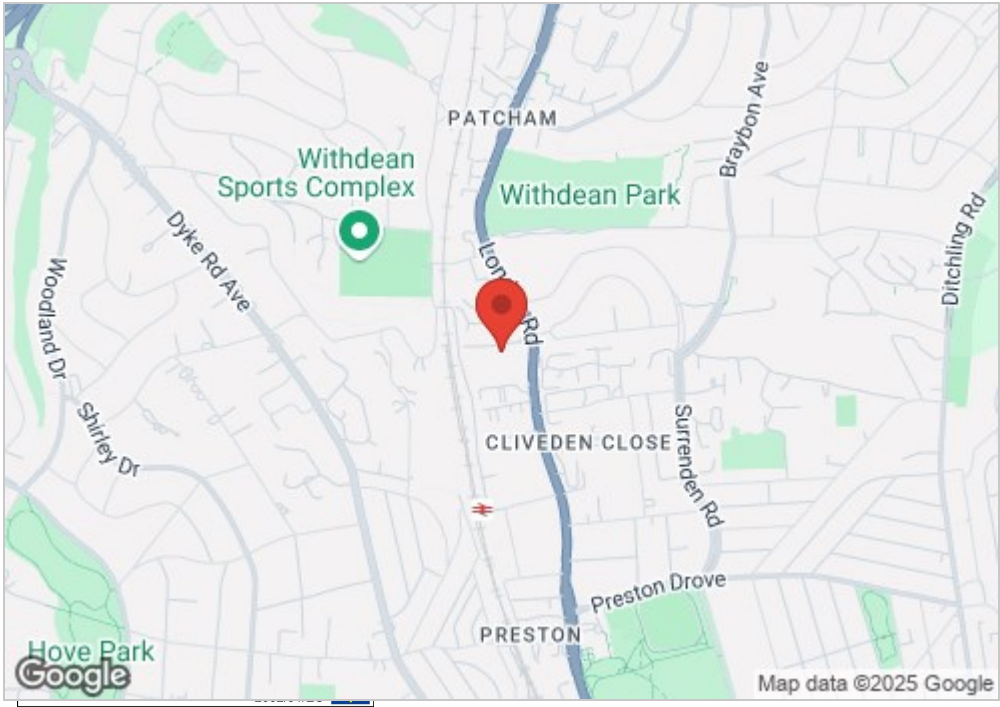
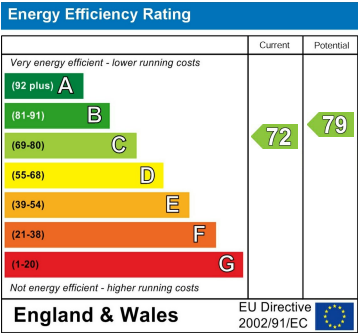
The heart of this home is the expansive open-plan kitchen and dining area, ideal for family life and hosting gatherings. Adjacent to the kitchen is a very large second reception room that is ideal to flow between the two when entertaining. A separate utility room, with its own external door leading to the garden, provides additional practical space for modern living.

Upstairs, you'll find five well-proportioned bedrooms, including two with en-suite bathrooms, offering a private retreat for the whole family. There's also a family bathroom to cater to the remaining bedrooms. A particular property feature is the very large and partly boarded loft space, which is useful for storage and has potential for extension (STPC).

The south-facing garden is a standout feature, offering plenty of space for outdoor family gatherings, playtime, or simply soaking up the sun. With off-street parking and an attached garage, with internal access through the utility room, ensures convenience and additional storage.

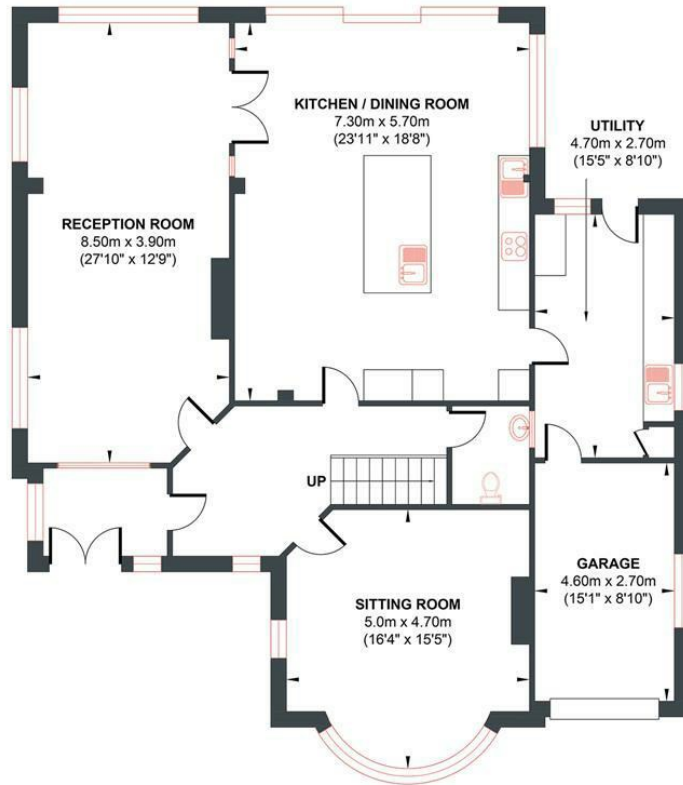
Set in a sought-after location, on a quiet cul-de-sac, the property benefits from excellent transport links, with Preston Park station just a short cut-through stroll away. The area is also home to highly rated schools - Brighton College, Hurstpierpoint College and Roedean are all on bus routes passing the house. With its generous space, functional layout, and prime location, this is truly a wonderful family home.

- Detached
- 3 Bathrooms
- Downstairs W/C
- Off-Street Parking
- Close to Preston Park
- 5 Double Bedrooms
- Formal Sitting Room
- Attached Garage
- South-Facing Garden
- Excellent School Catchment



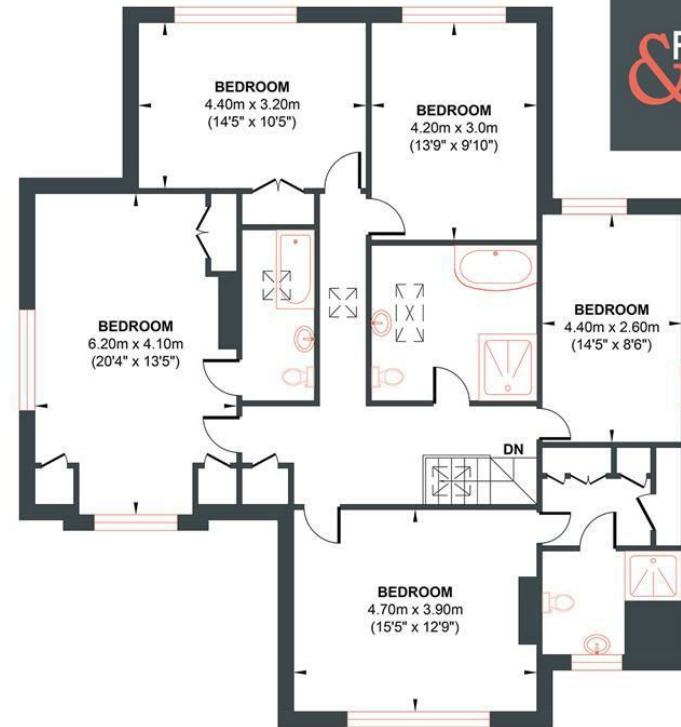
# CEDARS GARDENS

Approx. Gross Internal Floor Area = (Including Garage) = 269.0 sq m / 2895.48 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
1532.24 sq ft  
(142.35 sq m)



FIRST FLOOR

Approximate Floor Area  
1363.24 sq ft  
(126.65 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate





