

7 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.

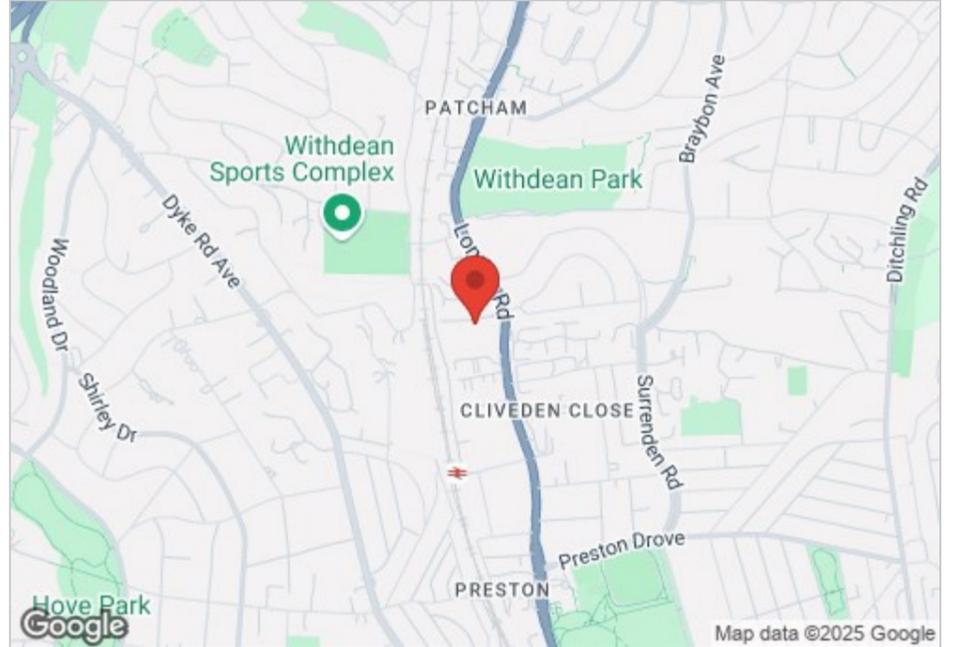
Set in a sought-after location, on a quiet cul-de-sac, the property benefits from excellent transport links, with Preston Park station just a short cut-through stroll away. The area is also home to highly rated schools - Brighton College, Hurstpierpoint College and Roedean are all on bus routes passing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



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- 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

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		
	72	79
England & Wales	EU Directive 2002/91/EC	



CEDARS GARDENS

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



Approximate Floor Area
 1532.24 sq ft
 (142.35 sq m)



Approximate Floor Area
 1363.24 sq ft
 (126.65 sq m)



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All measurements are approximate

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