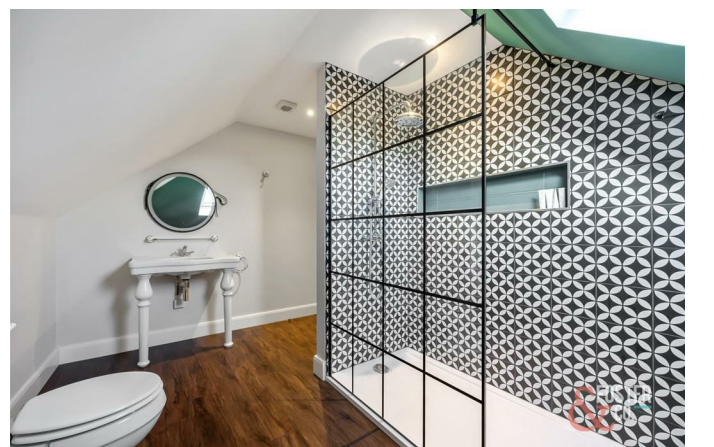




29 Glen Rise
Brighton, BN1 5LN

Offers in excess of £1,500,000

This exceptional detached family home spans an impressive 3536.04 sq ft and offers up ample living space in a highly desirable area of Withdean/Westdene.

The ground floor features a large kitchen/family room (28'6" x 27'2"), the perfect space for entertaining large gatherings of friends and family. Owners can take advantage of the separate prep kitchen that allows for cooking and catering equipment to be stored out of sight. A fully functioning utility room with access directly to outside is a useful room for every busy family. A particular design highlight is the dedicated cinema room where children and teenagers will be in their element. The ground floor is completed by an expansive open-plan hallway, and a convenient shower room.

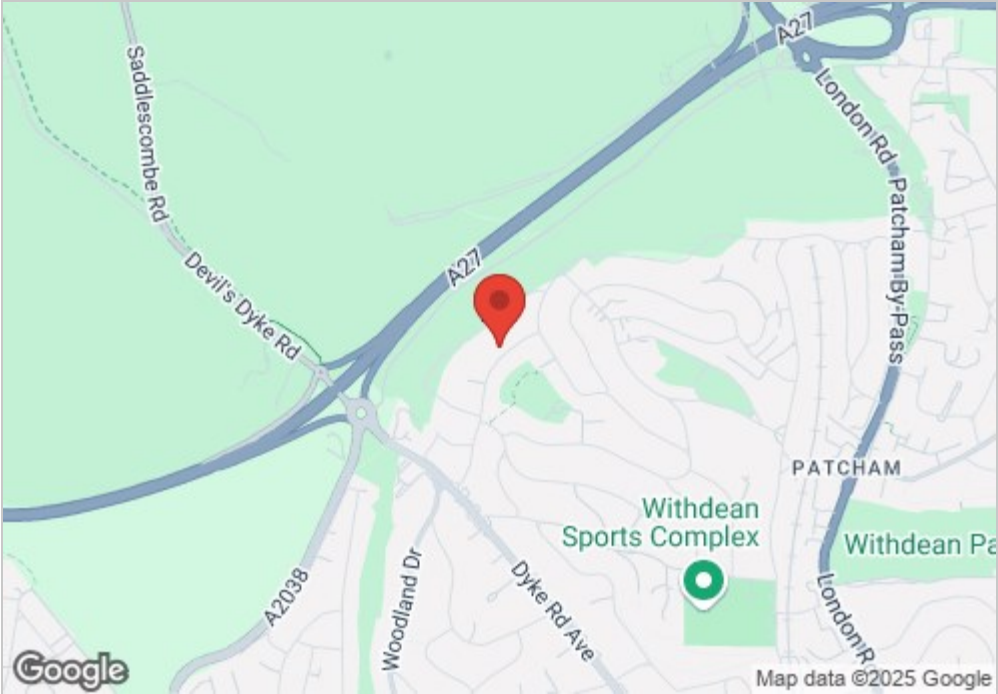
On the first floor, you'll find 5 generous bedrooms and 3 bathrooms, two of which are en-suite. The top floor is home to a magnificent master suite, complete with a large dressing room, an en-suite bathroom, and a spacious bedroom offering stunning views over the Downs.

The property is currently configured with 5 double bedrooms, and a further two bedrooms arranged as a gym, and a study. The property boasts a beautifully maintained flat garden at the rear and ample parking at the front. Inside, the current owners have meticulously designed a home that flows seamlessly, creating an incredible space for modern living.

Located in the highly desirable Withdean/Westdene area, this property offers excellent access to local amenities, including a shopping parade on Valley Drive and nearby supermarkets. With easy connections to Dyke Road, the bypass, and the A23/A27, as well as being just a short distance from Brighton and Hove's city centers, this home provides an ideal base for shopping, dining, and entertainment. Several mainline railway stations, including Preston Park, are within close proximity, ensuring easy commuting. This property is the epitome of luxury living, perfect for those seeking an elegant and convenient lifestyle.

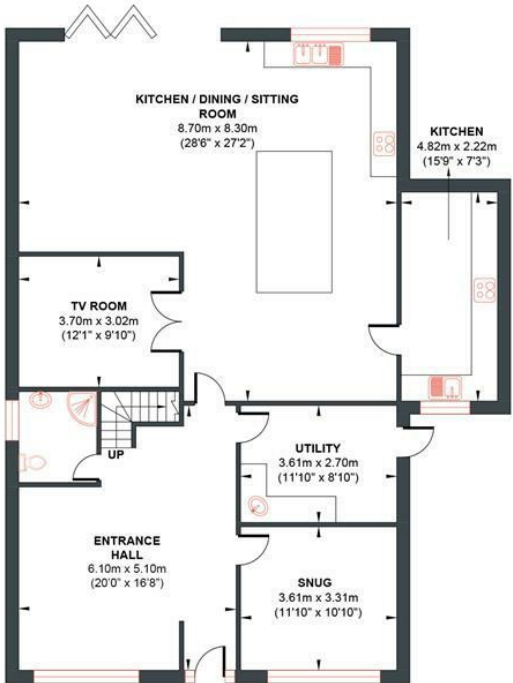
- Detached
 - 3536 Sqft
 - Study
 - Utility Room
 - Lovely Flat Garden
- Up to 7 Bedrooms
 - Gym
 - Cinema Room
 - Separate Prep Kitchen
 - Large Driveway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



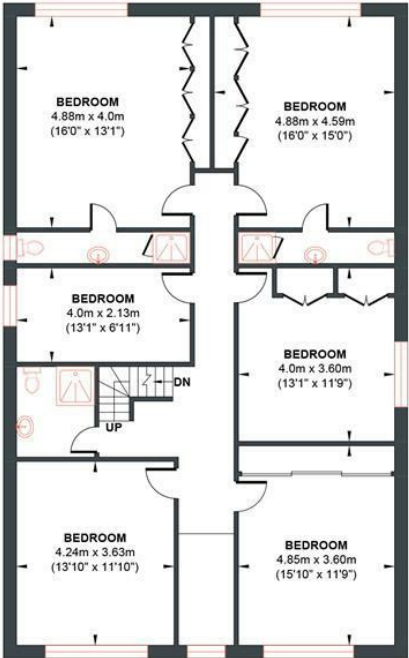
GLEN RISE

Approx. Gross Internal Floor Area 328.51 sq m / 3536.04 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



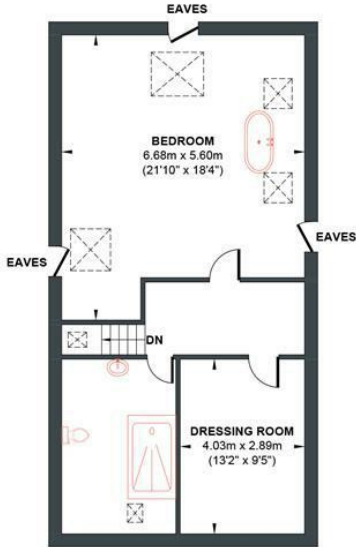
GROUND FLOOR

Approximate Floor Area
1481.32 sq ft
(137.62 sq m)



FIRST FLOOR

Approximate Floor Area
1360.88 sq ft
(126.43 sq m)



SECOND FLOOR

Approximate Floor Area
693.84 sq ft
(64.46 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

