




1 Gableson Avenue
Brighton, BN1 5FG

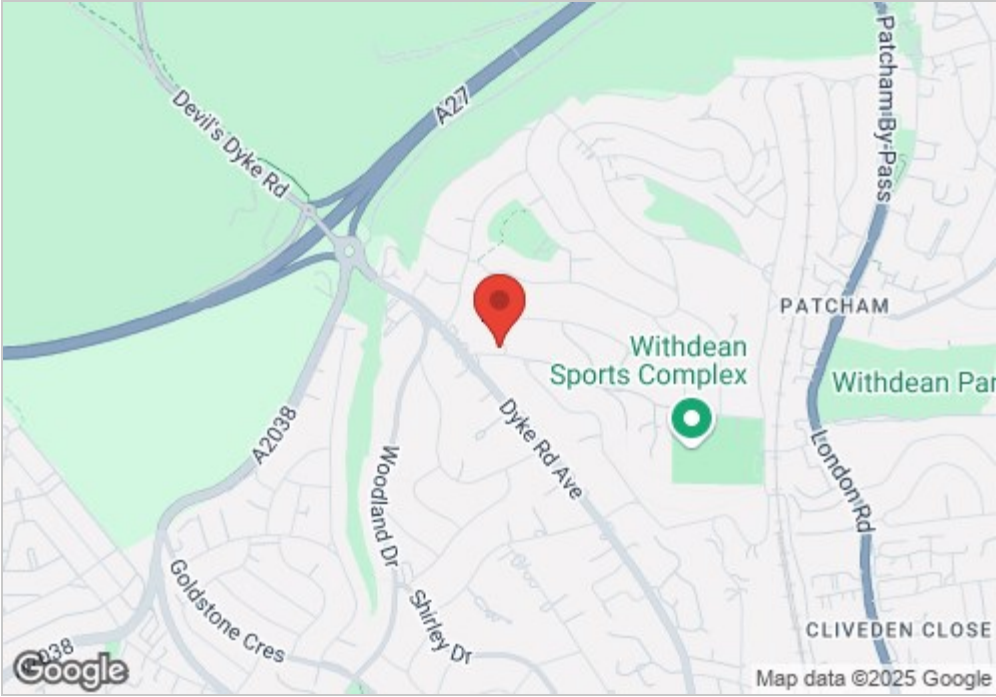
Guide price £1,000,000

Positioned in the prestigious Tongdean area of Brighton, this four-bedroom, two-bathroom detached home sits on an impressive corner plot, offering 2,249 sq. ft. of beautifully designed living space. With a large private driveway accommodating multiple vehicles, a west-facing rear garden, and a prime location close to Withdean Sports Complex, bus routes, and local amenities, this home is perfect for families seeking space, convenience, and comfort.



- Detached Corner Plot House
- Wooden Garage With Power
- Large Through Reception Room
- Kitchen Breakfast Room
- 4 Double Bedroom & Two Bathrooms
- Large Driveway For Ample Cars
- Wrap Around Westerly Facing Garden
- 23ft Conservatory With Heating
- Further Separate Study & Down Stairs W.C
- Fantastic Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GABLESON AVENUE

Approx. Gross Internal Floor Area (Including Garage / Utility) = 209.0 sq m / 2249.65 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

