



Whitethorn Drive

Brighton, BN1 5LH

Guide price **£1,000,000**

Energy-Efficient Living

This home is designed with sustainability in mind, featuring solar panels on the roof that help reduce energy costs. Thanks to this eco-friendly addition, the current owners enjoy lower utility bills and even receive money back from the grid, making this an incredibly efficient and cost-effective home.

Elegant Living Spaces

Step inside to a spacious entrance hall, setting the tone for the contemporary interiors throughout. The dual-aspect sitting room (17'9) features a stunning fireplace and engineered wood flooring, creating a warm and inviting space to relax.

At the heart of the home, the bespoke kitchen/breakfast room is a chef's dream—fitted with oak units, granite worktops, and a four-oven Millennium gas Aga. With stylish tiled flooring and a layout designed for socialising, this space seamlessly connects to the showstopping 42' sunroom. Flooded with natural light thanks to its southerly aspect, this impressive space offers stunning garden views and is currently arranged as a lounge, formal dining area, and gym. Double doors lead effortlessly to the garden, while additional access connects to a large garage/utility room.

First Floor – Spacious Bedrooms & Stunning Views

Upstairs, you'll find four well-proportioned bedrooms, including a luxurious principal suite with an en-suite shower room. The family bathroom is a standout feature, complete with a free-standing roll-top bath and separate shower. Bedrooms at the rear of the property enjoy far-reaching sea views, adding to the home's unique appeal.

Idyllic South-Facing Garden

Designed for both relaxation and entertaining, the garden is a true sun trap. Step out from the sunroom onto a raised decked terrace, perfect for alfresco dining. A lawned area provides ample space for children to play, while a paved dining area sits under a pergola draped in mature vines—a charming setting for summer BBQs. Lush mature shrubs frame the garden, creating a sense of privacy and tranquility.

Prime Location for Families & Commuters

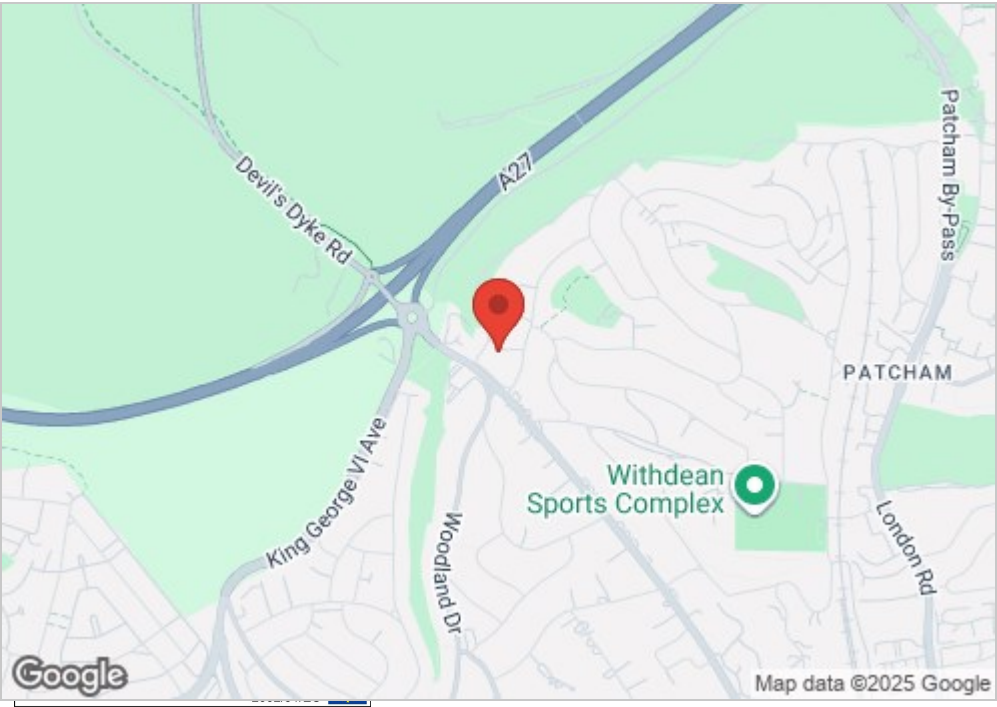
Located in the highly sought-after Withdean/Westdene area, Whitethorn Drive offers excellent schooling options including Westdene Primary and Blatchington Mill, both within easy reach. Enjoy leisurely walks at Westdene Green, Coney Wood, and the stunning South Downs, or explore nearby Hove Park via the picturesque Three Corners Copse.

For fitness enthusiasts, Withdean Sports Complex is just moments away. Commuters will appreciate the easy access to the A23/A27, providing connections to surrounding areas, while frequent bus services ensure swift access to Brighton city centre, the famous seafront, and promenade.

This is an exceptional home in an enviable location—don't miss your chance to make it yours!

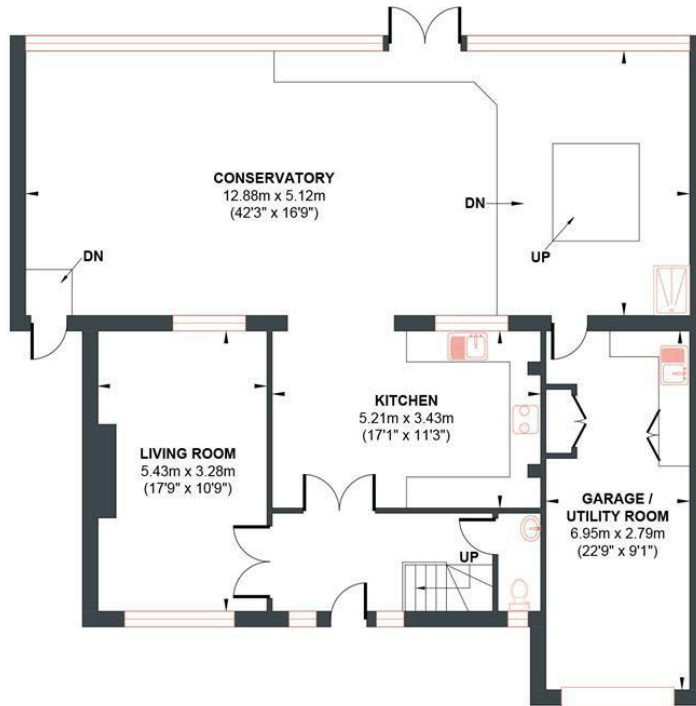
- 4 Bedroom Detached House
- 2 Bathrooms
- 2,238 Square Feet
- Gated Private Front Driveway
- South West Facing Garden
- Good Size Dual Aspect Living Room
- 42ft Sun Room
- Garage/Utility Room
- Modern Kitchen Breakfast Room
- Solar Panels on The Roof

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		
England & Wales	82	85
EU Directive 2002/91/EC		



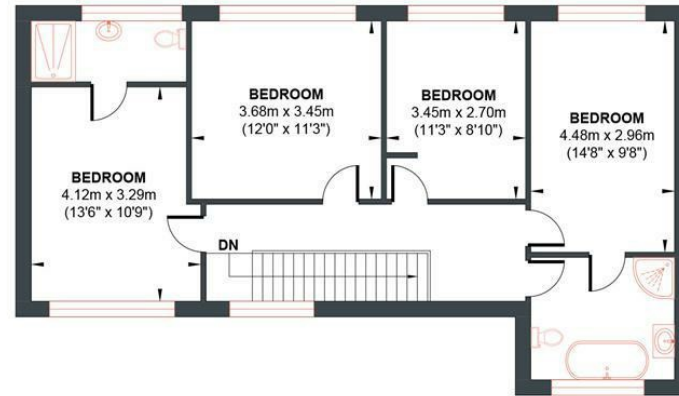
WHITETHORN DRIVE

Approx. Gross Internal Floor Area 207.98 sq m / 2238.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1463.56 sq ft
(135.97 sq m)



FIRST FLOOR

Approximate Floor Area
775.10 sq ft
(72.01 sq m)

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All measurements are approximate



