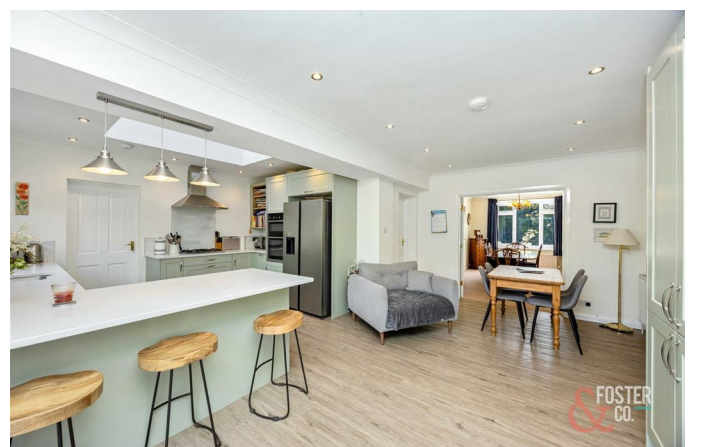
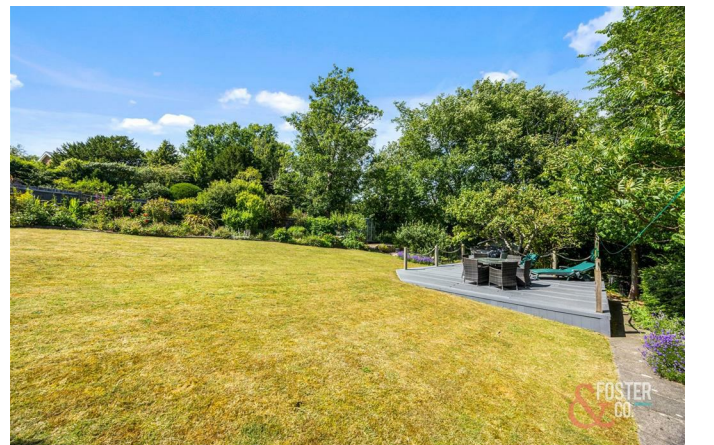




22 Colebrook Road
Brighton, BN1 5JH

Guide price £1,150,000

Stunning Four-Bedroom Detached Family Home Backing onto Westdene Woods with Over 100ft Rear Garden



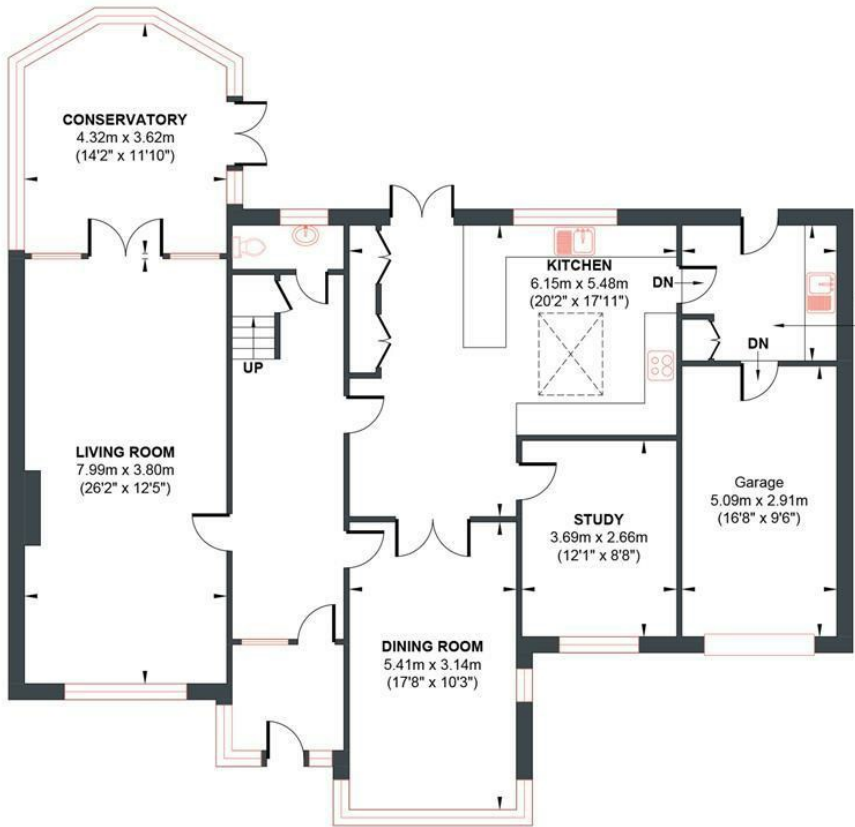
- Detached House
 - 4 Reception Rooms
 - Large Secluded Rear Garden
 - Modern Kitchen Dining Room
 - Sea Views Overlooking Brighton & Close To Withdean Sports Stadium
- 4 Double Bedrooms & Two Bathrooms
 - Garage & Private Driveway
 - 2,496 Square Feet
 - Inviting Spacious Entrance Hall
 - Large Batteries linked to the Solar Panels

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		EU Directive 2002/91/EC



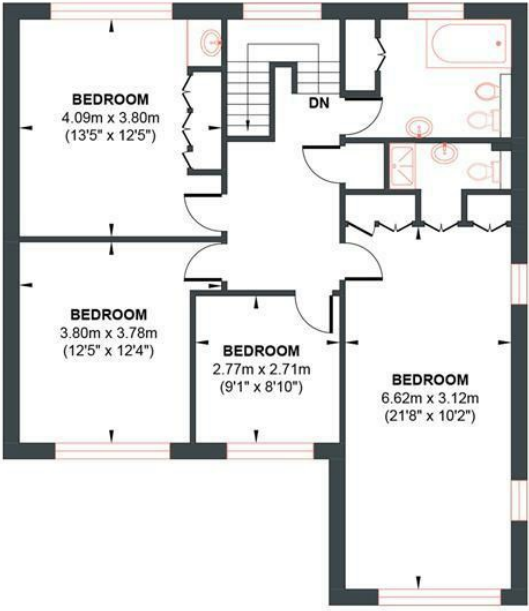
COLEBROOK ROAD

Approx. Gross Internal Floor Area = 231.93 sq m / 2496.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1611.46 sq ft
(149.71 sq m)



FIRST FLOOR

Approximate Floor Area
885.0 sq ft
(82.22 sq m)

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.
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

