



FOSTER
& CO.

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



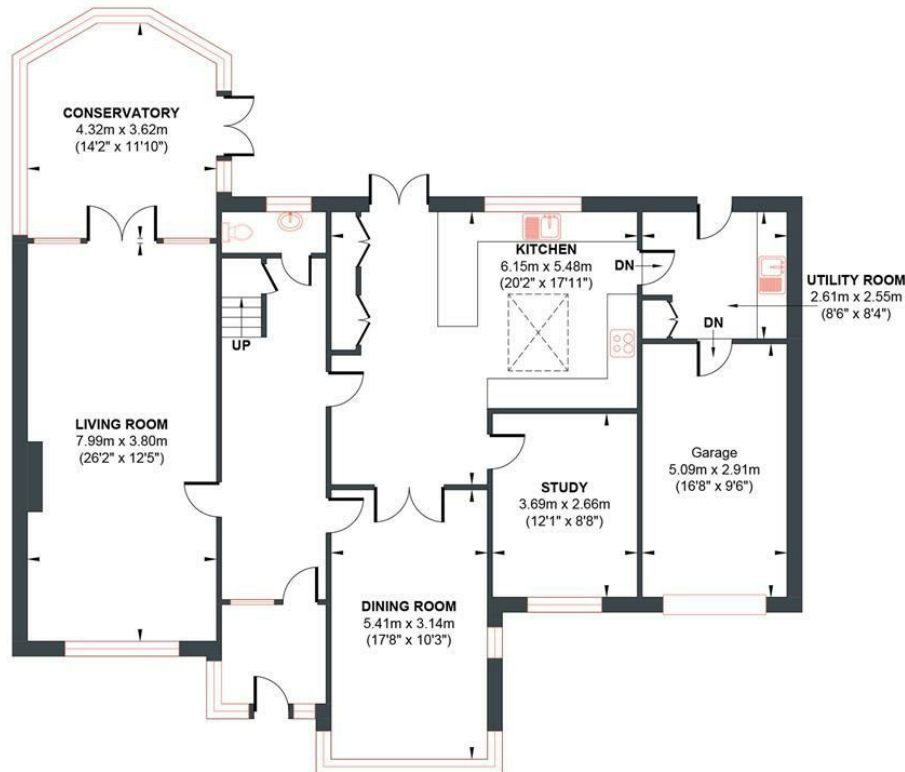
- Detached House
- 4 Double Bedrooms & Two Bathrooms
- 4 Reception Rooms
- Garage & Private Driveway
- Large Secluded Rear Garden
- 2,496 Square Feet
- Modern Kitchen Dining Room
- Inviting Spacious Entrance Hall
- Sea Views Overlooking Brighton & Close To Withdean Sports Stadium
- Large Batteries linked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

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	81	83
EU Directive 2002/91/EC		

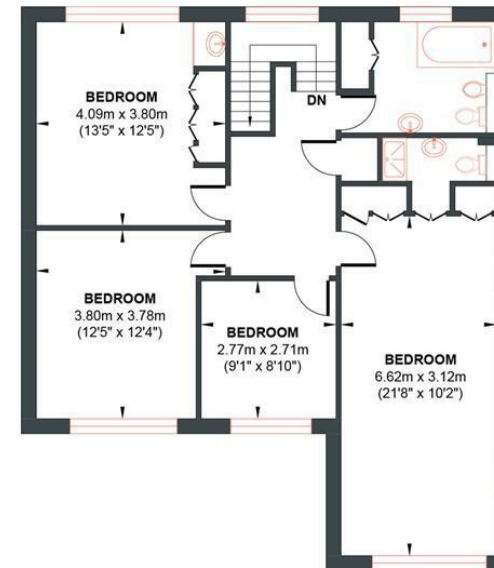


COLEBROOK ROAD

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)

Foster & Co and their clients give notice that:

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



