

1 Southdown Place

Brighton, BN1 6FP

Offers in the region of £895,000

Arranged over three floors, the property features an inviting entrance porch leading to a spacious inner hall flooded with natural light. The hall boasts a deep storage cupboard and a convenient downstairs w.c. Double doors lead to the 20ft dual aspect through lounge dining room, featuring a large double glazed window offering park views and a cozy wood burner. The dining area extends seamlessly to the garden through full height bi-folding doors, creating the perfect indoor-outdoor entertaining space. Wood laminate flooring with underfloor heating adds warmth throughout.

The newly fitted kitchen breakfast room features white matt units, solid wood worktops, and integrated appliances. A greenhouse off the kitchen provides space for growing vegetables and herbs, with a large tiled floor and underfloor heating for comfort.

Ascending to the first floor, the master bedroom enjoys original wood flooring and garden views, while bedroom two offers a serene garden vista. Bedroom three faces the front, offering delightful views over the tennis courts and play park. A large family wet room/shower room with park views and a double utility cupboard complete this level.

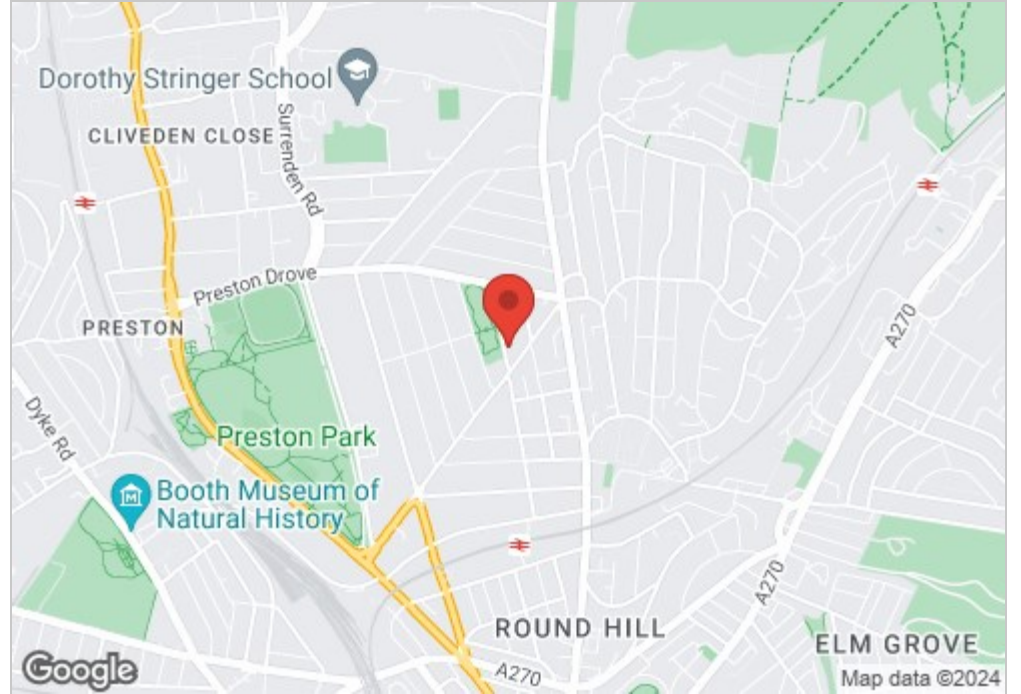
The second floor hosts the fourth bedroom with two Velux windows, built-in cupboard space, and an en-suite bathroom with w.c.

Outside, the stunning rear garden features a lovely paved area leading to a lush lawn and a rear patio area bathed in afternoon sun. Newly fitted modern fencing and gated side access enhance privacy and convenience.

Southdown Avenue is a vibrant community hub with the Florence Road Market and Café nearby. Blakers Park and Preston Park offer recreational amenities, while renowned schools cater to families. With easy access to London Road, Brighton, and Preston Park stations, commuting is effortless. Access to the A23 makes travel towards London convenient.

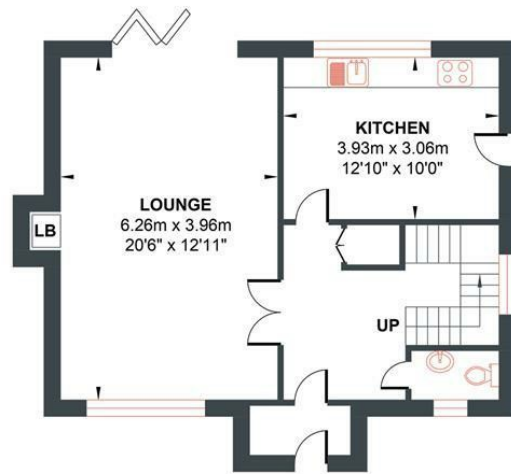
- Detached House With Stunning Views Over Blakers Park
- Two Bathrooms
- Large Through Lounge Dining Room
- Downs Stairs W.c
- Attractive Rear Garden
- 4 Double Bedrooms
- Modern Kitchen
- Underfloor Heating Throughout The Downstairs
- Close to London Rd and Preston Park station
- Opposite Blaker Park

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		
	55	76
	EU Directive 2002/91/EC	
	England & Wales	

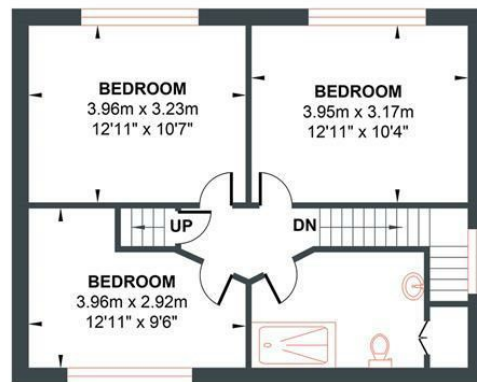


SOUTHDOWN PLACE

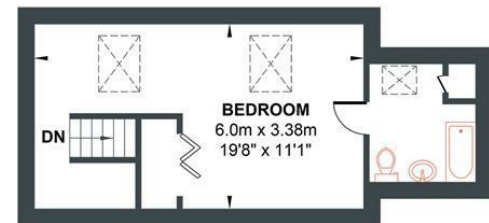
Approximate Gross Internal Area = 127.11 sq m / 1368.20 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
 Approximate Floor Area
 562.73 sq ft
 (52.28 sq m)



FIRST FLOOR
 Approximate Floor Area
 539.70 sq ft
 (50.14 sq m)



TOP FLOOR
 Approximate Floor Area
 265.76 sq ft
 (24.69 sq m)

