



94 Tongdean Lane
Brighton, BN1 5JE

Offers in excess of £1,500,000

Occupying a generous plot in one of Brighton's most desirable locations, this beautifully presented and recently modernised four-bedroom, three-bathroom detached residence spans an impressive 2,831 sq ft of thoughtfully designed living space, arranged over three spacious floors. With charming part-timbered and rendered elevations, a deep private driveway behind secure electric gates, and a stunning landscaped rear garden, this home offers a rare blend of character, comfort, and contemporary living.

Ground Floor Living – Designed for Family Life and Entertaining
Step through the front door into a welcoming entrance hall that sets the tone for the rest of the home — bright, airy, and wonderfully proportioned.

To the front of the house, the elegant 22ft formal reception hall, currently arranged as a dining room, features a square bay window, exposed ceiling beams with integrated Sonos speakers, and a striking feature fireplace flanked by twin side windows. This space flows seamlessly into the 21ft sitting room, a true heart of the home, with engineered oak flooring, dual-aspect windows, and full-height bi-folding doors opening directly onto the garden — ideal for relaxed family living.

The showpiece of the ground floor is undoubtedly the 28ft kitchen/breakfast/family room, a beautifully crafted space with solid wood worktops, high-gloss cabinetry, premium integrated appliances, and a sociable breakfast bar. Double sets of bi-folding doors draw in natural light and blur the lines between indoor and outdoor living. There's ample space for a formal dining table or casual seating area, making it perfect for both entertaining and everyday life.

A separate utility room with garden access, a stylish guest W.C., and a fully converted garage — now used as a children's games room with underfloor heating — complete the versatile ground floor layout.

First & Second Floors – Luxurious Bedrooms and Flexible Space

Upstairs, the principal suite enjoys a bright dual-aspect outlook, a full wall of bespoke fitted wardrobes, and far-reaching views across the South Downs and towards the sea. The luxurious family bathroom features a freestanding bath, large walk-in shower, and high-end fittings.

Two further generous double bedrooms on this floor share a stylish Jack & Jill shower room, offering a perfect layout for children or guests.

The top floor is home to a truly impressive fourth bedroom, with ample space for a bed, lounge area or study zone. Double doors open into a walk-in dressing room, which in turn leads to a beautifully appointed en-suite shower room — creating a perfect retreat for teenagers, guests, or live-in help.

Outside – A Garden Sanctuary with Versatile Outbuildings

The landscaped rear garden is a particular highlight — a tranquil and private space, perfect for both family fun and al fresco entertaining. A large paved terrace sits directly behind the house, ideal for summer dining, complete with a sunken hot tub for year-round relaxation. Steps lead down to a beautifully kept lawn bordered by mature shrubs and planting, creating a sense of seclusion and calm.

At the rear of the garden, two high-spec insulated outbuildings offer exceptional flexibility. One is fully equipped as a home gym, complete with mirrored wall, integrated TV, and bi-fold doors. The second serves as a home office or studio, also enjoying underfloor heating and garden views — ideal for remote work or creative pursuits.

To the Front

The house sits well back from the road, behind secure electric gates, with a deep private driveway offering parking for several vehicles. There's also a lawned front garden and mature planting that enhances the home's kerb appeal.



- Over 3,000 sq ft of beautifully modernised living space
- Stunning 28ft kitchen/family room with bi-folding doors
- Versatile converted garage currently used as a games room
- Landscaped rear garden with sunken hot tub and terrace
- Gated private driveway with parking for multiple cars
- Four double bedrooms and three luxurious bathrooms
- Two large reception rooms with period features and Sonos
- Top-floor suite with walk-in wardrobe and en-suite
- Two insulated outbuildings – gym and home office with underfloor heating
- Prime Tongdean location close to Dyke Road Avenue and city links

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		EU Directive 2002/91/EC

TONGDEAN LANE

Approx. Gross Internal Floor (Excluding Outbuilding) Area = 263.06 sq m / 2831.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR
Approximate Floor Area
1340.32 sq ft
(124.52 sq m)

FIRST FLOOR
Approximate Floor Area
983.71 sq ft
(91.39 sq m)

SECOND FLOOR
Approximate Floor Area
507.51 sq ft
(47.15 sq m)

OFFICE
4.65m x 3.40m
(15'3" x 11'1")

OUTBUILDING
Approximate Floor Area
105.91 sq ft
(9.84 sq m)

GYM
5.04m x 3.43m
(16'6" x 11'3")

OUTBUILDING
Approximate Floor Area
131.31 sq ft
(12.20 sq m)

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