



Varndean Gardens, Brighton

A substantial 5-bedroom detached family house with generous garden and garage, located in one of Brighton's sought after roads.



Location

The whole property has extremely well-proportioned rooms, boasting light and space throughout. Varndean Gardens is a sought-after, tree-lined road, close to the heart of Brighton. Set back between Surrenden Road and London Road, you are in the perfect location. This prestigious road is within walking distance to the stunning Withdean Park, with its beautiful woodland and open space, and close to local amenities in Fiveways and Preston village. Bus routes are easily accessible from either the top or the bottom of the road, allowing easy access to Brighton and Hove city centre. The train station at Preston Park is a short walk away, perfect for any commuter, being half an hour to Gatwick airport and one hour to London Bridge or Victoria.

About the house

An Elegant 5 Bedroom Detached Home in Sought-After Varndean Gardens.

This expansive five-bedroom detached family residence, set in the heart of Surrenden district, offers the perfect blend of space, charm, and timeless character. Tucked away on a desirable tree-lined road, the property is ideal for families seeking a peaceful retreat with excellent access to local schools, amenities, and commuter links.



Step inside and you're greeted by an abundance of period features, including original fireplaces, decorative corning and beautifully proportioned rooms filled with natural light. The generous living spaces flow seamlessly, comprising a welcoming entrance hall, two formal reception rooms, and an open-plan kitchen/breakfast area - ideal for entertaining and modern family life. Finishing off on the ground floor you have a utility room, conservatory and two handy cloakrooms. Upstairs, the home boasts five well-appointed bedrooms, including a spacious principal suite with an en-suite bathroom, further family bathroom and separate wc. Each room retains its individual charm while offering ample

scope for personalisation.

To the rear, a north-facing garden provides a tranquil outdoor sanctuary, with mature planting, a potting shed, lawned areas and plenty of potential for al fresco dining or further landscaping. A driveway and detached garage complete this attractive package.

With its wealth of character features and generous proportions, this home represents a rare opportunity to acquire a classic property in one of Surrenden's most prestigious locations.



Ground Floor



First Floor



Outbuilding

Total floor area 303.5 m² (3,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Schools

Primary: St Bernadette's Catholic Primary School - 0.5 miles, Balfour Primary School - 0.8 miles, Westdene Primary School - 1.2 miles, Patcham Infant School - 1.2 miles, Stanford Infant School - 1.3 miles, Stanford Junior School - 1.5 miles, Hertford Infant School - 1.7 miles, Downs Junior School - 1.8 miles, Downs Infant School - 1.8 miles, Hertford Junior School - 2.2 miles.

Secondary: Varndean College - 0.5 miles, Downs View Link College - 0.5 miles, Dorothy Stringer School - 0.7 miles, Varndean School - 1.3 miles, Patcham High School - 1.3 miles, Cardinal Newman Catholic School - 1.4 miles, BHASVIC College - 1.9 miles.

Train Stations

Preston Park Station - 0.6 miles

London Road Station - 1.8 miles

Brighton Mainline Station - 2.4 miles

Amenities

Patcham Village - 0.6 miles

Sainsbury's Local (Preston Road) - 0.8 miles
Preston Drove Shopping Parade - 1.0 mile
Fiveways Shopping Parade - 1.4 miles
Preston Circus/London Road Shopping - 1.7 miles
M&S Food Hall (Hollingbury) - 2.1 miles
Asda Superstore (Hollingbury) - 2.1 miles
Seven Dials Shopping Parade - 2.2 miles
Sainsbury's Superstore (Lewes Road) - 2.5 miles
Pavilion Retail Park (Lewes Road) - 2.5 miles
Brighton City Centre - 3.1 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.





welcome to Varndean Gardens, Brighton

A substantial 5-bedroom detached family house, located on the sought after Varndean Gardens. Two reception rooms, kitchen, utility room, conservatory, good-size rear garden & garage. With its generous space, functional layout, prime location, this is truly a wonderful family home.

£1,250,000

- DETACHED FAMILY HOUSE - Approx 3,267 SQ FT
- 5 BEDROOMS, 2 RECEPTION ROOMS
- GARAGE & OFF ROAD PARKING
- CONSERVATORY, UTILITY ROOM & LARGE REAR GARDEN

EPC Rating: D

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

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