



## 2 WITHDEAN CLOSE BRIGHTON, BN1 5BN

FREEHOLD

Nestled at the end of a quiet cul-de-sac, is this lovely detached family home. The property has been subject to improvements inside and out with attractive timber cladding a recently added feature. The beautifully presented accommodation comprises on the ground floor; entrance lobby, entrance hall with cloakroom and storage, fantastic lounge with feature open fireplace and access to the front terrace, utility room, study and superb modern kitchen/ living area with sliding doors leading to the delightful wrap around rear garden. Upstairs there is the family bathroom and four good sized double bedrooms - the impressive master suite benefiting from triple aspect windows and and large Ensuite bathroom with walk in shower. Additional benefits include a garage and stunning panoramic views across Brighton. There is the potential to create further living space or an annex at ground level, as well as further off street parking similar to neighbouring properties (subject to necessary consents).

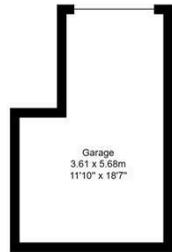
This extremely sought after location will appeal to many with easy access to surrounding areas, including A27/ A23 and Preston Park mainline station providing regular and direct links to London.

Nicholas  
James

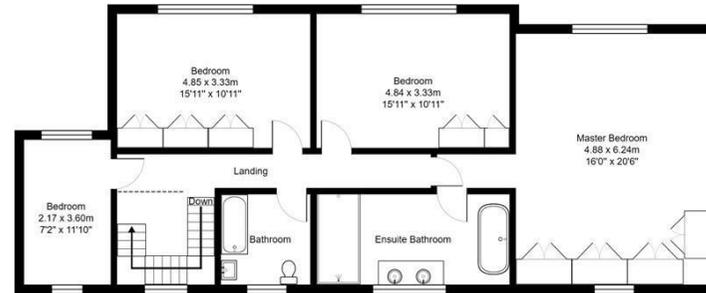
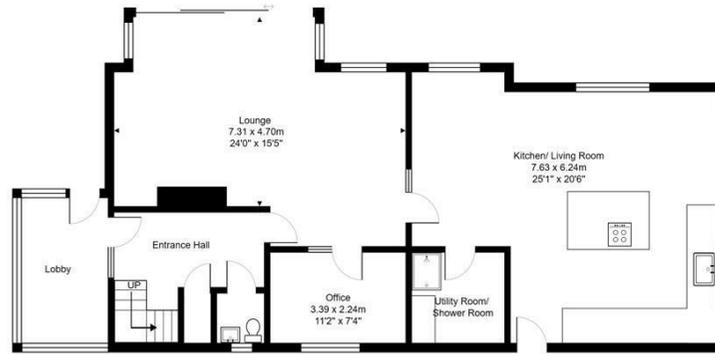
SALES LETTINGS AUCTIONS







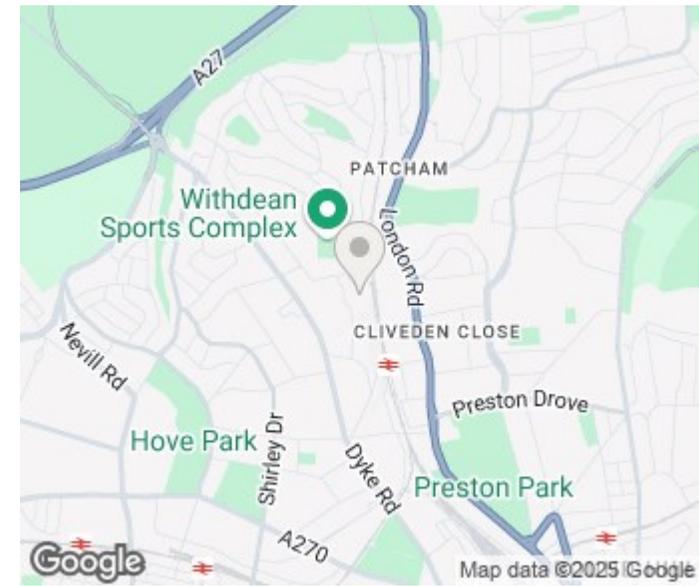
Garage (not actual location)



2 Withdean Close

Total Area: 237.2 m<sup>2</sup> ... 2553 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas  
 James**

SALES LETTINGS AUCTIONS