



Oak Close, BN1

Guide Price £650,000 - £700,000

**ASTON**  
**VAUGHAN**

## INTRODUCING

# Oak Close BN1

4 Bedrooms | 2 Bathrooms | Garage

Nestled within the highly sought-after Varndean Park Estate in Brighton, this impressive four-bedroom detached house presents a rare opportunity for discerning buyers. Offered for sale with offers in excess of £650,000, this property combines spacious family living with the unique advantage of exclusive access to the estate's exceptional amenities, including a private swimming pool and beautifully maintained communal gardens.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the well-proportioned accommodation. The ground floor features a generous reception room, providing ample space for both relaxation and entertaining. Large windows ensure an abundance of natural light, creating a bright and airy environment. The layout is thoughtfully designed to cater to modern family life, offering both comfort and practicality.

The kitchen, a central hub of any home, is ready for its new owners to personalise and create their dream culinary space. Adjacent to this, the property benefits from convenient access to the private garden, perfect for outdoor dining, children's play, or simply enjoying the Brighton sunshine. The garden is a good size, offering a private oasis away from the hustle and bustle.

Ascending to the first floor, you will discover four well-appointed bedrooms, providing comfortable retreats for all family members. The master bedroom, along with the additional three bedrooms, offers flexibility for various needs, whether as sleeping quarters, a home office, or a hobby room. The property also includes two bathrooms, ensuring convenience and privacy for a busy household.







One of the standout features of this property is its inclusion within the Varndean Park Estate. Residents benefit from exclusive access to a private swimming pool, a fantastic amenity for leisure and fitness, particularly during warmer months. The communal gardens are meticulously maintained, offering serene green spaces for residents to enjoy, fostering a strong sense of community.

Further enhancing the appeal of this home is the private garage, providing secure parking and additional storage solutions. For commuters and those who enjoy exploring the wider region, the property boasts excellent transport links with easy access to the A23 and A27, connecting you effortlessly to surrounding areas and beyond.





Good to Know

Local shops are 2 minutes away Preston Park station 16 minutes by bus Withdean Park 10 minute walk, Coney Wood 6 minute walk

Education

Primary: Balfour Primary, Westdene Primary, St Bernadette's RC

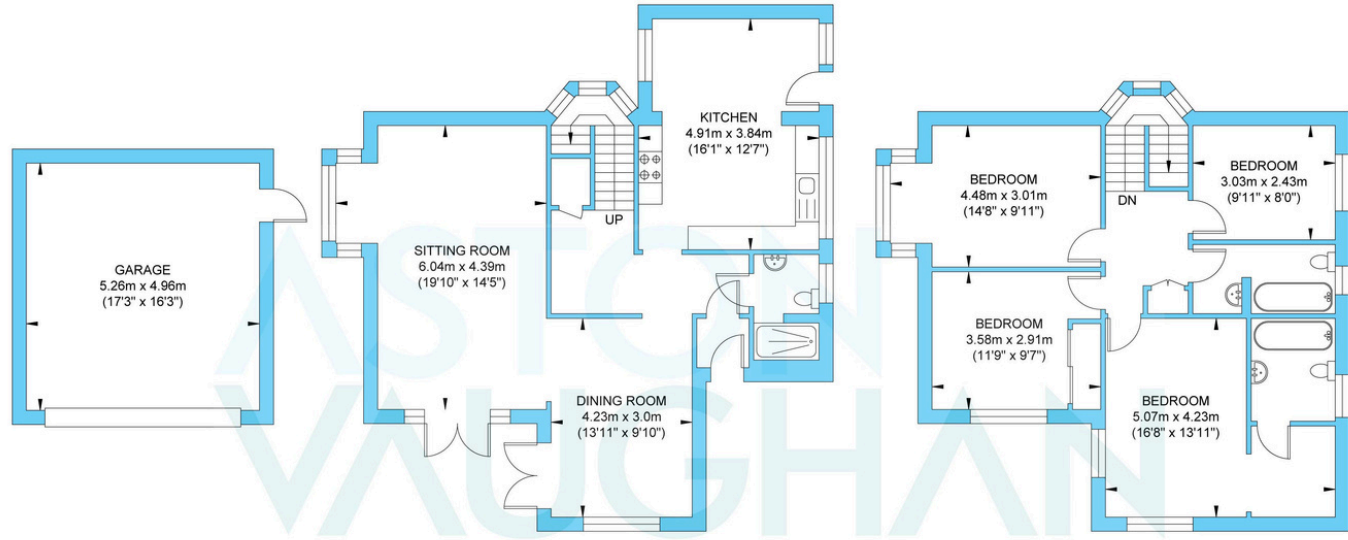
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC,

Sixth Form: Varndean 6th Form, BHASVIC, Newman College Private: Brighton College, Lancing

Brighton itself is renowned for its vibrant culture, eclectic shops, diverse dining scene, and beautiful seafront. Families will appreciate the proximity to highly regarded schools, parks, and local amenities, all contributing to a desirable lifestyle.

This detached house offers not just a home, but a lifestyle opportunity within a prestigious estate, combining privacy, community, and convenience. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Oak Close



Garage  
Approximate Floor Area  
280.83 sq ft  
(26.09 sq m)



Ground Floor  
Approximate Floor Area  
777.15 sq ft  
(72.20 sq m)

First Floor  
Approximate Floor Area  
694.70 sq ft  
(64.54 sq m)

Approximate Gross Internal Area = 162.83 sq m / 1752.68 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.