



FOSTER
& **CO.**

Gatton Park Lane

Brighton, BN1 5BQ

Offers in excess of £575,000

A stunning three-bedroom, two bathroom, two storey semi detached townhouse situated in a private cul-de-sac.

Ideally located in the popular Westdene area, popular with families for the excellent local schools, Withdean sports facility and convenient access to shops and transport in and out of Brighton and Hove.

The property offers a lovely open plan living space with bi-fold doors leading out to a delightful south facing rear garden, perfectly positioned to enjoy the sun throughout the day. Thoughtfully designed across two levels, the upper level offers a paved patio space ideal for outdoor dining. Steps down to the lower level, where you'll find two generous size storage sheds, providing practicality without compromising on outside space.

On the ground floor there is a cloakroom and open plan lounge with kitchen. Stairs rising to the first floor lead to three bedrooms and the family bathroom. The main bedroom benefits from an en-suite and balcony. In addition the property benefits from 2 private parking spaces to the front. Viewings are highly recommended to fully appreciate this lovely family home.

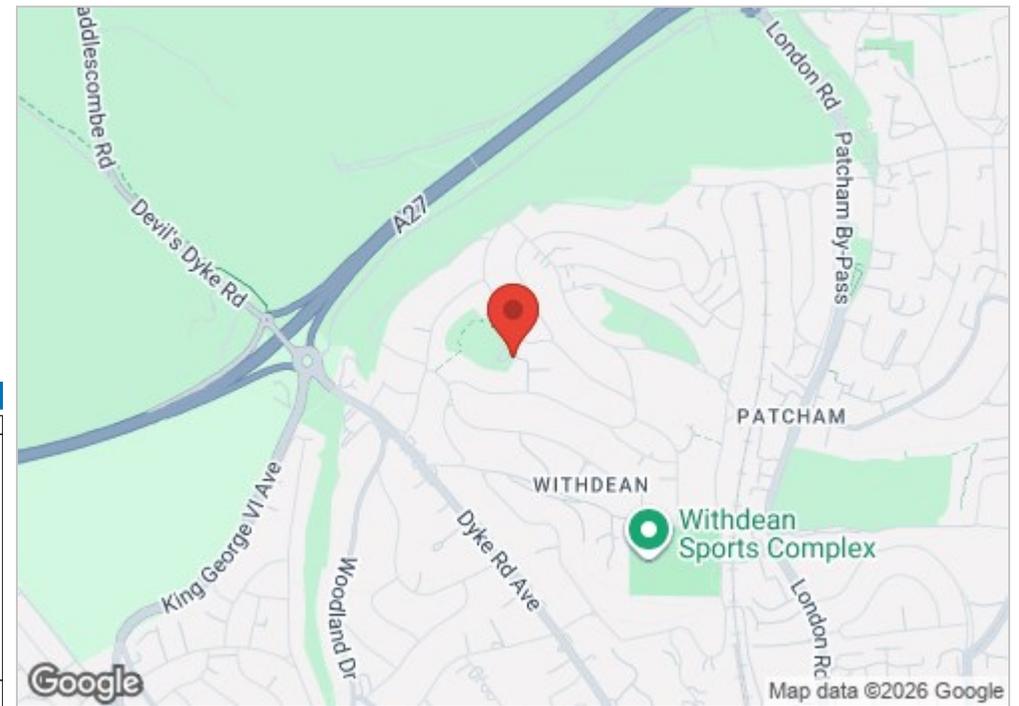
Exceptional local primary schools can be found within minutes, and excellent secondary schools on offer close by make this an ideal family home.

Brighton and Preston Park railway stations are within proximity providing direct links into the capital and beyond, with the A27 and A23 close by, ideal for the daily commuter away from the city.



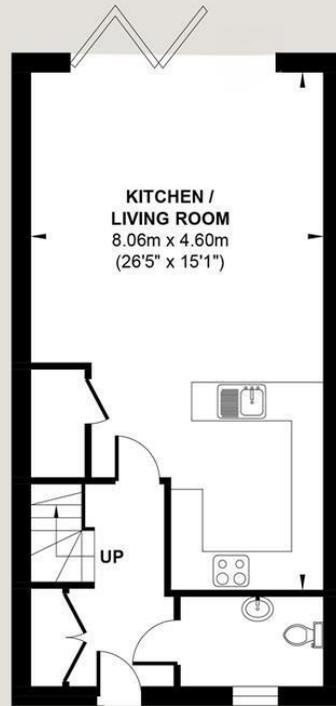
- Semi Detached Townhouse
- Three Bedrooms
- Master Bedroom En-Suite
- Balcony On First Floor
- Open Plan Kitchen
- Two Bathrooms
- Two Private Parking Spaces
- Must Be Viewed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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	



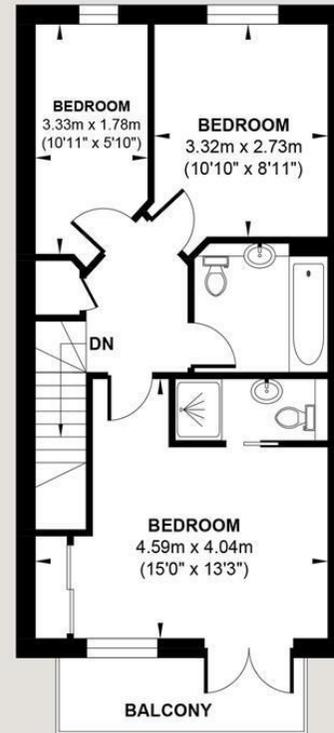
GATTON PARK LANE

Approx. Gross Internal Floor Area = 87.96 sq m / 946.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
473.39 sq ft
(43.98 sq m)



FIRST FLOOR

Approximate Floor Area
473.39 sq ft
(43.98 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



