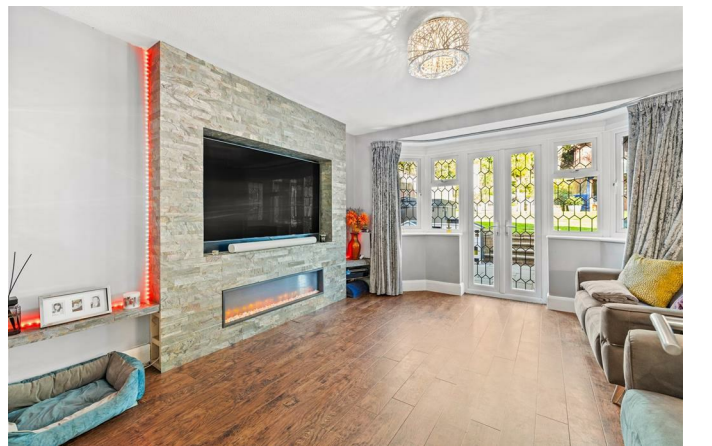




Brighton, BN1 5FD

Situated in a highly desirable residential setting, this impressive and characterful detached family home offers over 2,000 sq ft of beautifully presented and versatile accommodation, perfectly blending period charm with contemporary open-plan living.

The ground floor provides exceptional entertaining space. A welcoming entrance hall leads to a bright and elegant reception room with bay window and feature fireplace, alongside a separate living room ideal for cosy evenings or family relaxation. To the rear, the true heart of the home is the stunning open-plan kitchen/dining room, thoughtfully extended with a vaulted glass roof and exposed beams. Flooded with natural light, this space features a large central island, high-spec range cooker, generous dining area and direct views across the garden, perfect for modern family life and entertaining alike.

A downstairs cloakroom and integral garage add further practicality.

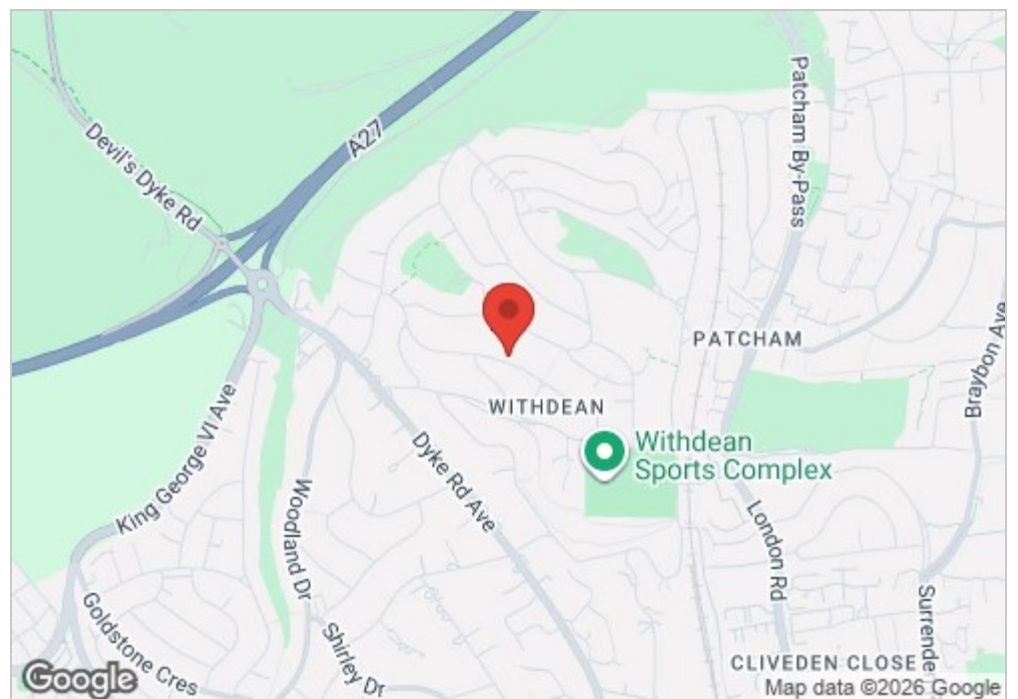
Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes and bay window. The remaining bedrooms are served by a contemporary family bathroom, making the layout ideal for growing families or those working from home.

Externally, the rear garden is a standout feature — a mature, private and beautifully arranged space with lawn, seating terrace and a charming garden pavilion/home bar. A separate cabin positioned towards the rear provides excellent flexibility as a home office, studio or additional entertaining area. The garden enjoys a leafy backdrop, creating a peaceful retreat from everyday life.

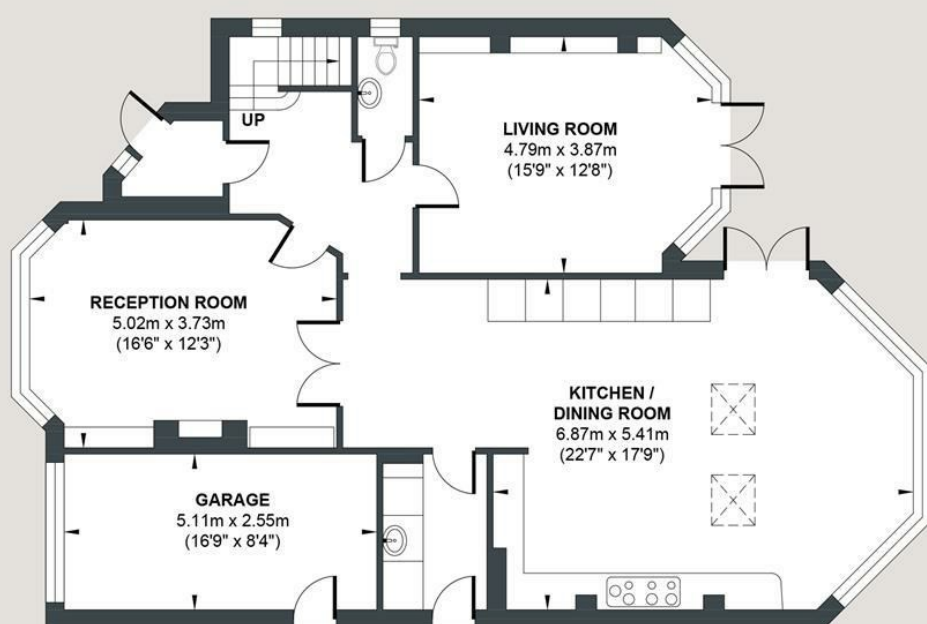
Further benefits include off-street parking, integral garage.

- Detached
- Four double bedrooms
- Stunning vaulted kitchen/dining space
- Integral garage & private driveway
- Garden cabin / home office & bar
- Over 2,060 sq ft
- Two bathrooms
- Feature island & range cooker
- Beautiful mature rear garden
- Sought-after residential location

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

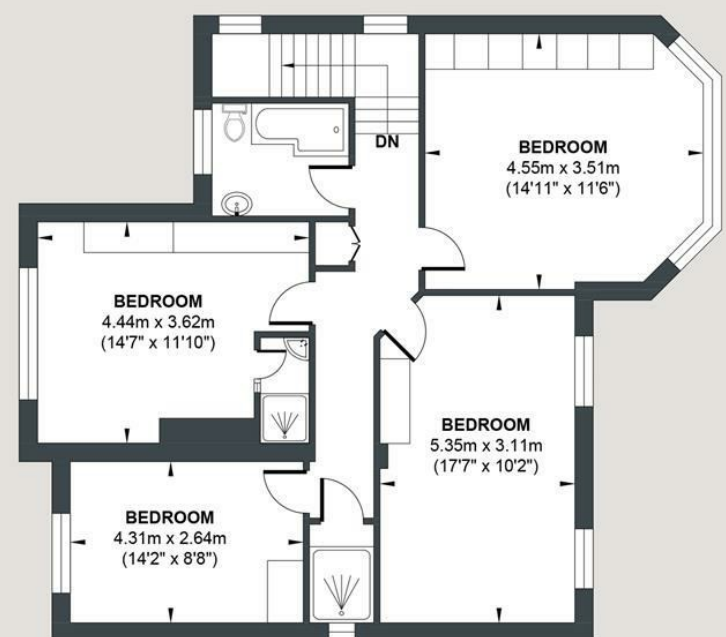


Approx. Gross Internal Floor Area = 191.5 sq m / 2061.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1178.64 sq ft
(109.5 sq m)



FIRST FLOOR

Approximate Floor Area
882.64 sq ft
(82.0 sq m)



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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

