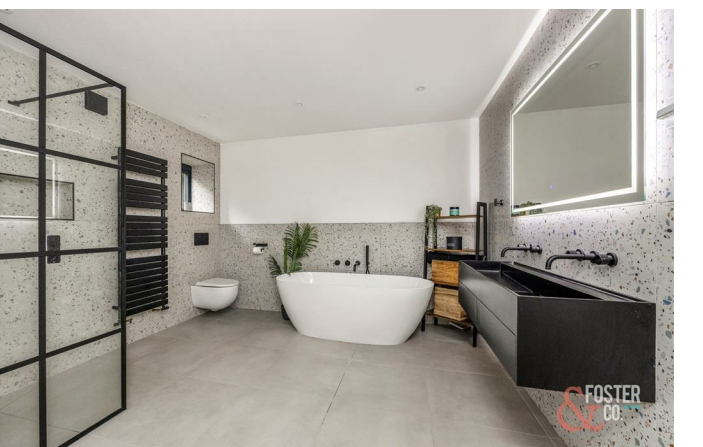




Brighton, BN1 5JG

Situated in the desirable area of Tongdean Rise, Brighton, this charming detached family home offers a perfect blend of comfort and convenience. The property boasts a generous living space of 2068.81 square feet, making it an ideal family home, with a separate living room on the ground floor.

Providing ample space for relaxation and entertaining, with 4 well-proportioned bedrooms, there is plenty of room for family members or guests. The 4 bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

The open-plan kitchen and living room on the top floor is a standout feature, seamlessly connecting indoor and outdoor living. This space leads out onto a lovely decking area, perfect for enjoying the garden and hosting summer gatherings. The outdoor space is a delightful retreat, ideal for both quiet moments and lively family activities.

In addition to its spacious interiors, the property offers off-street parking and a garage, providing convenience and security for your vehicles. A separate utility room adds to the practicality of the home.

This family home is situated in a great location, close to local amenities and transport links, making it an excellent choice for those seeking a peaceful yet accessible lifestyle. The house is surrounded by trees and nature all around and the views down to Valley Drive are impressive. With its blend of character, space, and modern living, this property is a wonderful opportunity for families or anyone looking to settle in the vibrant city of Brighton.



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

Approx. Gross Internal Floor Area (Excluding Garage) = 192.20 sq m / 2068.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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