

# 17 Colebrook Road

Brighton, BN1 5JH

**Asking price £1,350,000**

Set discreetly behind electric gates and approached via a large private driveway, this exceptional newly built detached home offers approximately 2,340 sq ft of beautifully finished accommodation, including a detached garage. Arranged over two floors, the property provides four generous double bedrooms and two luxury bathrooms, finished to an exacting standard throughout, and benefits from the reassurance of a 10 year new build warranty.

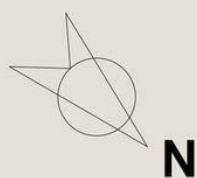
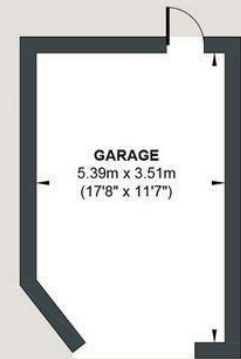
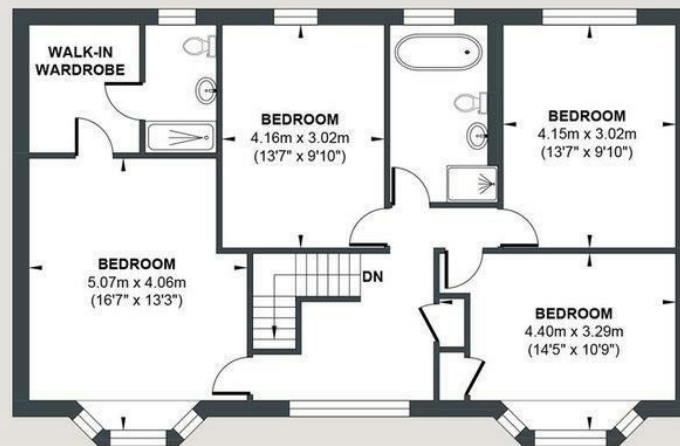


- Detached newly built family home with 10 year new build warranty
- Approx. 2,340 sq ft of accommodation including detached garage
- Principal suite with walk in wardrobe and luxury en suite bathroom
- Multiple bi folding doors opening onto the rear garden
- Private landscaped garden with large decking and level lawn
- Set behind electric gates with a large private driveway
- Four generous double bedrooms arranged over two floors
- High specification open plan kitchen and dining space with island
- Two reception rooms offering excellent flexibility for home working or gym us
- Prime Withdean location close to parks, schools, and transport links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	87	92
England & Wales	EU Directive 2002/91/EC	

## COLEBROOK ROAD

Approx. Gross Internal Floor (Including Garage) Area = 217.36 sq m / 2339.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR  
Approximate Floor Area  
1213.84 sq ft  
(112.77 sq m)

FIRST FLOOR  
Approximate Floor Area  
927.95 sq ft  
(86.21 sq m)

GROUND  
Approximate Floor Area  
197.84 sq ft  
(18.38 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

