Gatton Park Lane, Brighton, BN1 5BQ

Asking Price £550,000

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Located in a tranquil cul-de-sac in the highly desirable Westdene area of Brighton, this exceptional three-bedroom end-of-terrace house presents a superb opportunity. This property combines contemporary design with practical living, making it an ideal family home or a sophisticated retreat.

Upon entering, you are immediately struck by the bright and airy open-plan kitchen and living area, a true heart of the home designed for modern lifestyles. The space is bathed in natural light, enhanced by impressive bi-folding doors that seamlessly connect the interior with the beautiful south-facing tiered garden, perfect for al fresco dining and entertaining. The modern fitted kitchen is equipped with integrated appliances and ample storage, ensuring both functionality and style.

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The property extends to a generous 1015 sqft/ 94 sq m, thoughtfully laid out across its two floors. Upstairs, the principal bedroom, features an en-suite bathroom and a charming balcony, offering a peaceful spot to enjoy your morning coffee or unwind in the evening. Two additional bedrooms provide comfortable accommodation for family members or guests, complemented by a second stylish bathroom, ensuring convenience for all.

One of the significant advantages of this Westdene home is the inclusion of two private parking spaces. The south-facing tiered garden is a delightful outdoor space, meticulously designed to offer both privacy and beauty, providing various levels for relaxation and enjoyment throughout the day.

Westdene is renowned for its peaceful residential environment, excellent local schools, and convenient access to Brighton city centre, the A27, and surrounding areas. Residents benefit from a strong community feel, local amenities, and proximity to green spaces.

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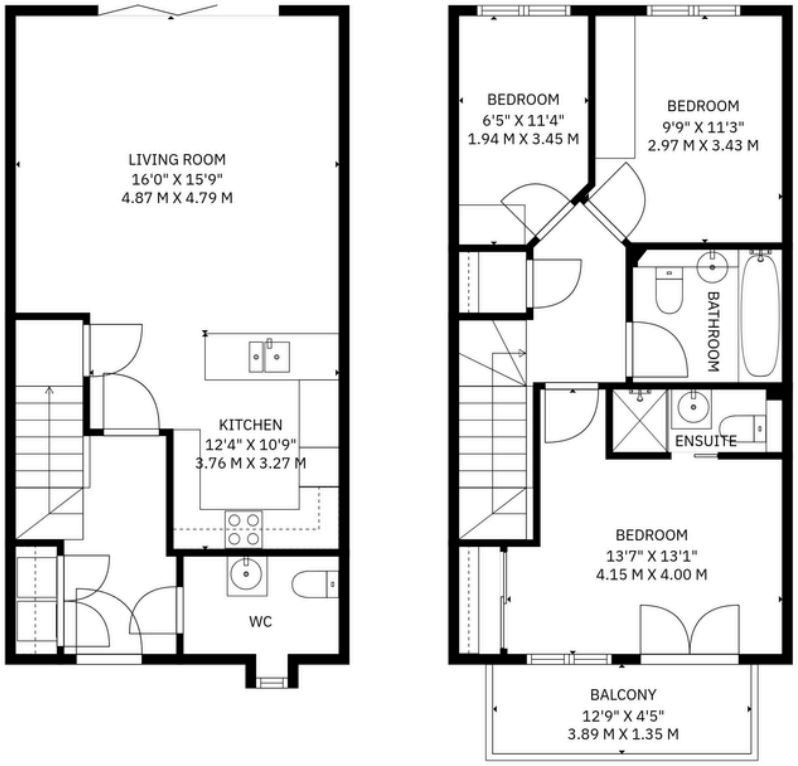

GROUND FLOOR

FIRST FLOOR

Total Area: 94 sq.m (1015 sq.ft)

EXCLUDED AREAS: BALCONY: 57 SQ. FT, 5 M2.

This floor plan is for illustrative purposes only, It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

Agents Notes

Tenure Freehold

Council Tax Band D

Estate Charge Is Approx £900 Per Annum

Energy Performance Certificate

Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

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