



25 Gableson Avenue
Brighton, BN1 5FG

Asking price £700,000

This attractive three-bedroom semi-detached home, measuring 1,285 sq ft, is set in a popular residential location in the Withdean area of Brighton. Positioned on an elevated plot, the property enjoys lovely views across Withdean and Westdene from both the front reception room and the principal bedroom.

The ground floor offers a welcoming hallway leading through to a spacious sitting room with a feature bay window and a separate dining room with French doors opening to the garden. The kitchen is well laid out and benefits from direct access to the rear patio, making it ideal for everyday family living and entertaining.

Upstairs, there are three well-proportioned bedrooms, including a generous front-facing double with bay window and far-reaching views. A family bathroom completes the first-floor accommodation.

The rear garden is a real highlight, with landscaped levels, mature planting, and a superb garden studio that provides an excellent space for a home office or creative studio.

At the front, the property benefits from driveway parking and a lawned area.

There is also clear potential to extend the home further, both to the rear and into the loft (subject to the necessary consents), making this a great long-term family purchase.

Location

Gableson Avenue is a quiet residential street in the sought-after Withdean district, popular with families thanks to its excellent local schools and transport links. Brighton city centre is within easy reach, while Preston Park railway station provides direct services to London. The property is also well placed for access to the A23/A27, and nearby green spaces include Withdean Park and the South Downs National Park.



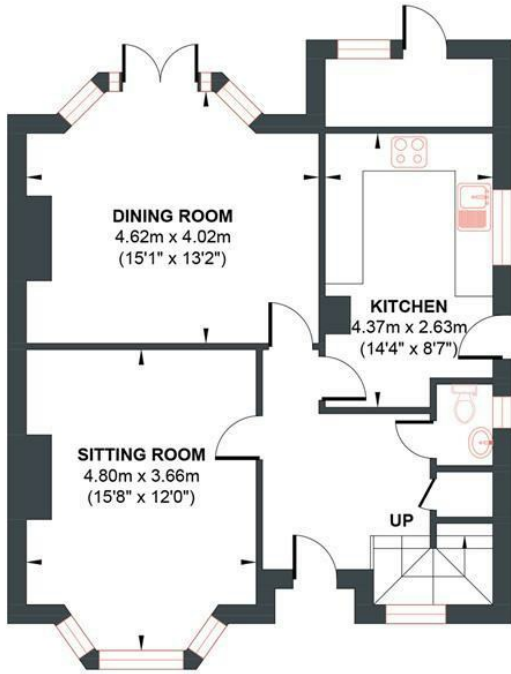
- Semi-Detached Home
- Generous Entrance Hallway
- Bright Front Reception Room
- Mature, Well-Maintained South-West Facing Garden
- Off-Street Parking for Several Vehicles
- Three Double Bedrooms
- Downstairs WC
- Separate Dining Room
- Garden House

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



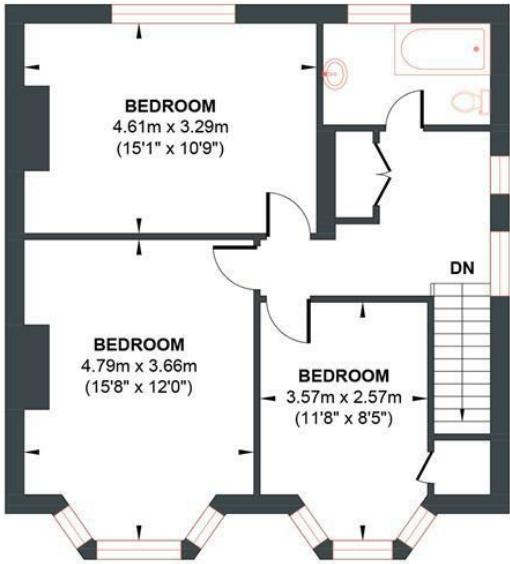
GABLESON AVENUE

Approx. Gross Internal Floor Area (Excluding Outbuilding) 119.46 sq m / 1285.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



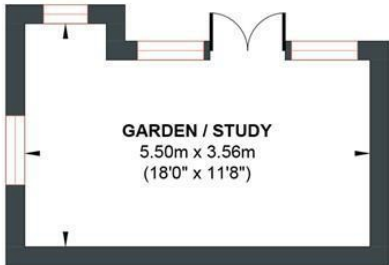
GROUND FLOOR

Approximate Floor Area
656.92 sq ft
(61.03 sq m)



FIRST FLOOR

Approximate Floor Area
628.93 sq ft
(58.43 sq m)



OUTBUILDING

Approximate Floor Area
184.49 sq ft
(17.14 sq m)

