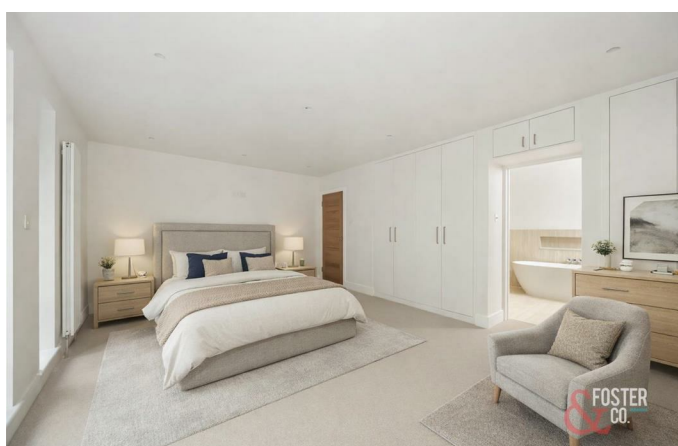




Brighton, BN1 6YD

Offers in excess of £1,250,000

Situated in the desirable Cedars Gardens area of Brighton, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,488 square feet, the property boasts four well-appointed bedrooms and three stylish bathrooms, making it an ideal family home.

Please note that the pictures with furniture are computer generated

Upon entering, you are greeted by two reception rooms, including a snug and a study, providing ample space for relaxation and productivity. The heart of the home is the open-plan kitchen and living room, designed for both entertaining and everyday living with sliding doors leading out onto the garden. The kitchen is equipped with modern amenities, ensuring that cooking and hosting are a delight. also situated on the ground floor is the utility room and downstairs WC.

The property features underfloor heating on the ground floor, ensuring warmth and comfort throughout the colder months, while traditional radiators grace the upper levels. For those with vehicles, off-street parking and a garage offer convenience and security.

Step outside to discover a generous garden, complete with decking and a patio area, perfect for alfresco dining or enjoying the sunshine. Additionally, the main bedroom boasts a private balcony, providing a tranquil space to unwind.

Set in a sought-after location, on a quiet cul-de-sac, the property benefits from excellent transport links, with Preston Park station just a short cut-through stroll away. The area is also home to highly rated schools - Brighton College, Hurstpierpoint College and Roedean are all on bus routes passing the house. With its generous space, functional layout, and prime location, this is truly a wonderful family home.

- DETACHED
- 3 BATHROOMS
- STUDY
- OPEN PLAN KITCHEN
- OFF STREET PARKING
- 4 BEDROOMS
- 2488 SQFT
- SNUG
- 10 YEAR INSURANCE GUARANTEE TO COVER LATENT DEFECTS
- GARAGE

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>		83	86
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area (Including Garage) = 231.17 sq m / 2488.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1410.71 sq ft
(131.06 sq m)

FIRST FLOOR
Approximate Floor Area
1077.57 sq ft
(100.11 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

