



# 17 Colebrook Road

Brighton, BN1 5JH

**Asking price £1,300,000**

The ground floor is centred around a striking open plan kitchen and dining space, designed for modern family living and entertaining. The contemporary kitchen features a substantial central island, high specification cabinetry, integrated appliances, and sleek stone worktops, while expansive L shaped bi folding doors open directly onto the garden, creating a seamless connection between inside and out.

A separate living room offers an inviting and comfortable retreat, again enjoying bi folding doors to the garden, while an additional reception room to the front provides excellent flexibility and is ideal as a home office, gym, snug, or occasional fifth bedroom. A utility room and cloakroom complete the ground floor accommodation.

On the first floor, the principal bedroom suite is particularly impressive, featuring a walk in wardrobe and a beautifully appointed en suite bathroom. Three further well proportioned double bedrooms are served by a stylish family bathroom, all continuing the home's refined and contemporary finish.

Externally, the property enjoys a private and secure setting, with electric gates opening onto a substantial driveway providing ample off street parking, alongside a detached garage. To the rear, the garden is thoughtfully landscaped and offers a large decking area and level lawn, creating an excellent space for outdoor dining, entertaining, and family use.

Colebrook Road is ideally positioned just off Tongdean Lane in the highly regarded Withdean area of Brighton. The location offers convenient access to Withdean Sports Stadium, Withdean Park, Preston Park, and Hove Park, as well as local shopping including Waitrose. Excellent transport links are close by, with the A27 and A23 easily reached, and Preston Park Station approximately 1.1 miles away, providing fast connections to London and Brighton city centre.

This is a superb opportunity to acquire a high quality, turnkey home in one of Brighton's most desirable residential locations.



- 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)

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All measurements are approximate

