



FOSTER
& CO.

Tongdean Lane

Brighton, BN1 5JE

Offers in excess of £1,150,000

At the heart of the home is the spacious open-plan kitchen, living and dining room, which enjoys an attractive outlook over the garden. The kitchen features sleek, handleless cabinetry, patterned work surfaces and a substantial breakfast bar, while the adjoining living and dining areas provide plenty of room to relax and gather with friends and family. Wide glazed doors open onto the terrace, creating a natural connection between the house and garden.

Three well-proportioned bedrooms occupy the ground floor, offering flexibility for visiting guests, a separate reception room or a home office. A family bathroom with a bath and separate shower serves this level, while a generous utility room and an additional utility/storage area provide practical everyday space. The integral garage is currently arranged as a home gym.

The principal suite occupies the first floor and is a particular highlight. This spacious bedroom benefits from air conditioning, lovely elevated views across the surrounding area towards the distant hills, and a generous walk-in wardrobe and dressing area with fitted shelving and hanging space. A contemporary en-suite shower room and useful eaves storage complete the suite.

Outside, the rear garden is thoughtfully arranged with a broad paved terrace ideal for outdoor dining, a lawn and established planting. Mature trees and shrubs create a leafy backdrop, while a substantial shed provides further storage. To the front, a block-paved driveway offers off-road parking alongside a lawned garden and planted borders.

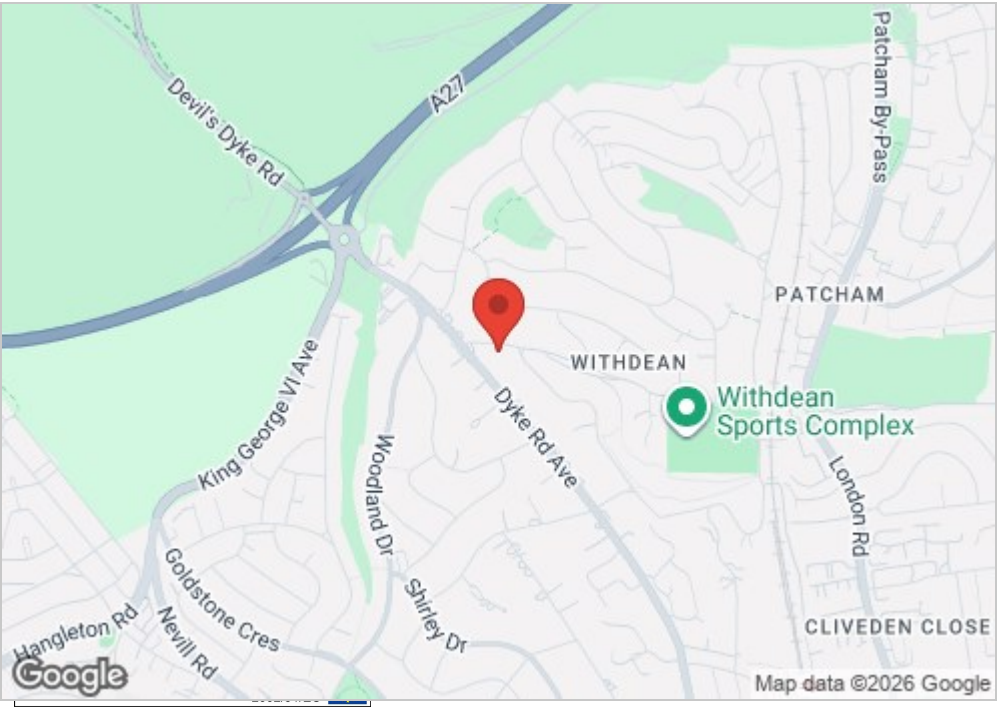
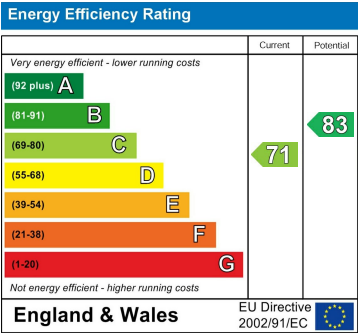
Location
A beautifully presented four-bedroom home in Withdean, boasting a superb principal suite with air conditioning, a walk-in wardrobe, en-suite and far-reaching views. A spacious open-plan kitchen, living and dining room opens onto a landscaped garden, perfect for entertaining, while driveway parking, a garage currently used as a gym and generous utility space complete this impressive home.

Tongdean Lane sits within the established residential area of Withdean, on the northern side of Brighton. The setting combines leafy surroundings with convenient connections to the city and the wider Sussex area.

Withdean Sports Complex is situated on Tongdean Lane, providing a range of leisure facilities, including athletics, tennis and indoor climbing. Preston Park station is accessible for rail travel, while local bus services connect the area with central Brighton and its shops, restaurants and seafront.

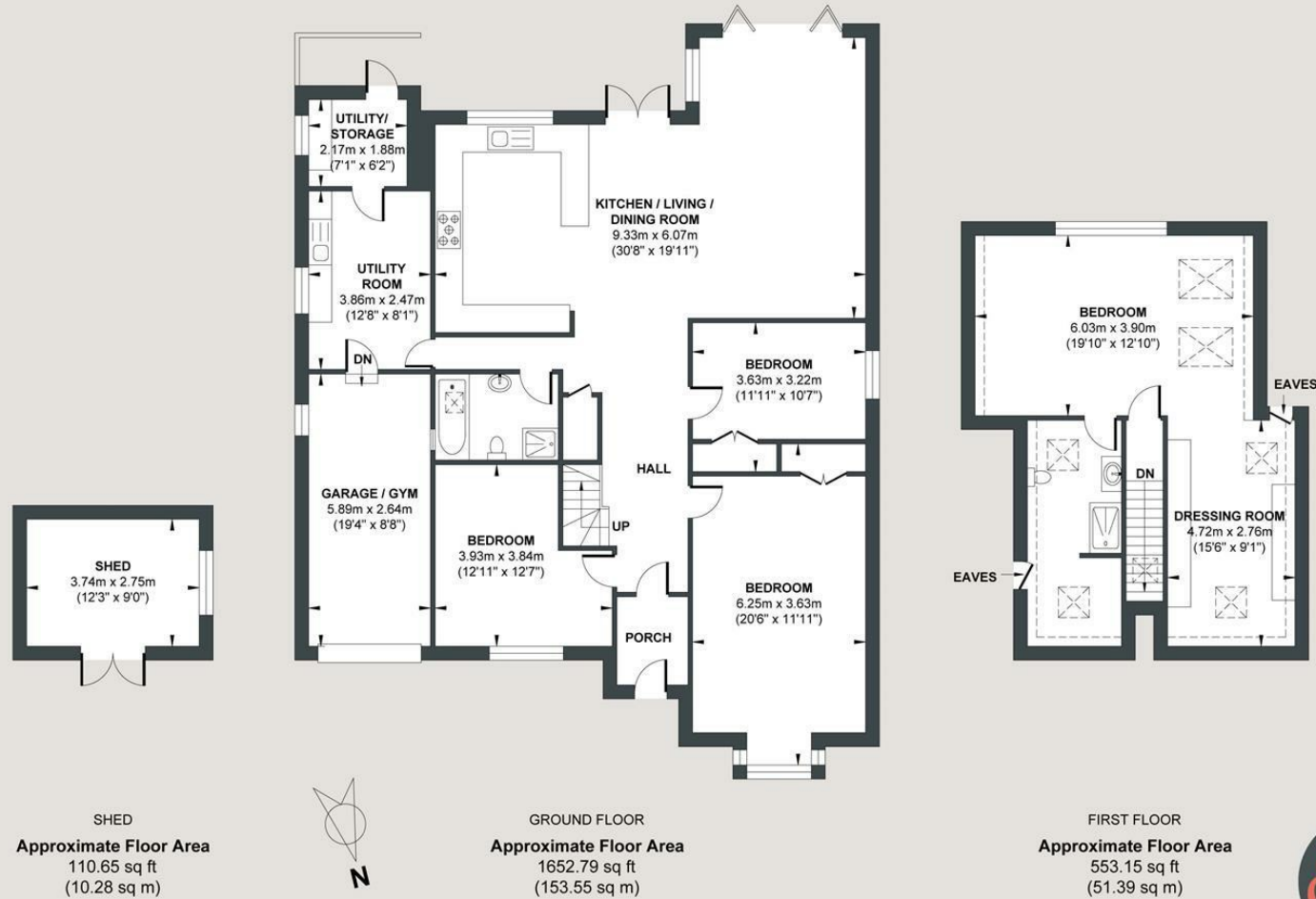
The nearby A23 and A27 provide convenient routes towards London, Gatwick and along the coast, with the countryside of the South Downs also within easy reach.

- Detached home of approximately 2,206 sq ft
- Southerly-facing landscaped garden
- Contemporary kitchen with breakfast bar
- Generous walk-in wardrobe
- Stylish en-suite shower room
- Four spacious bedrooms
- Stunning open-plan living space
- Air-conditioned principal suite
- Far-reaching elevated views
- Driveway parking and garage/gym



TONGDEAN LANE

Approx. Gross Internal Floor Area (Excluding Shed) = 204.94 sq m / 2205.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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



