



Gatton Park Lane, Brighton, BN1 5BQ

Asking Price £575,000

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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.







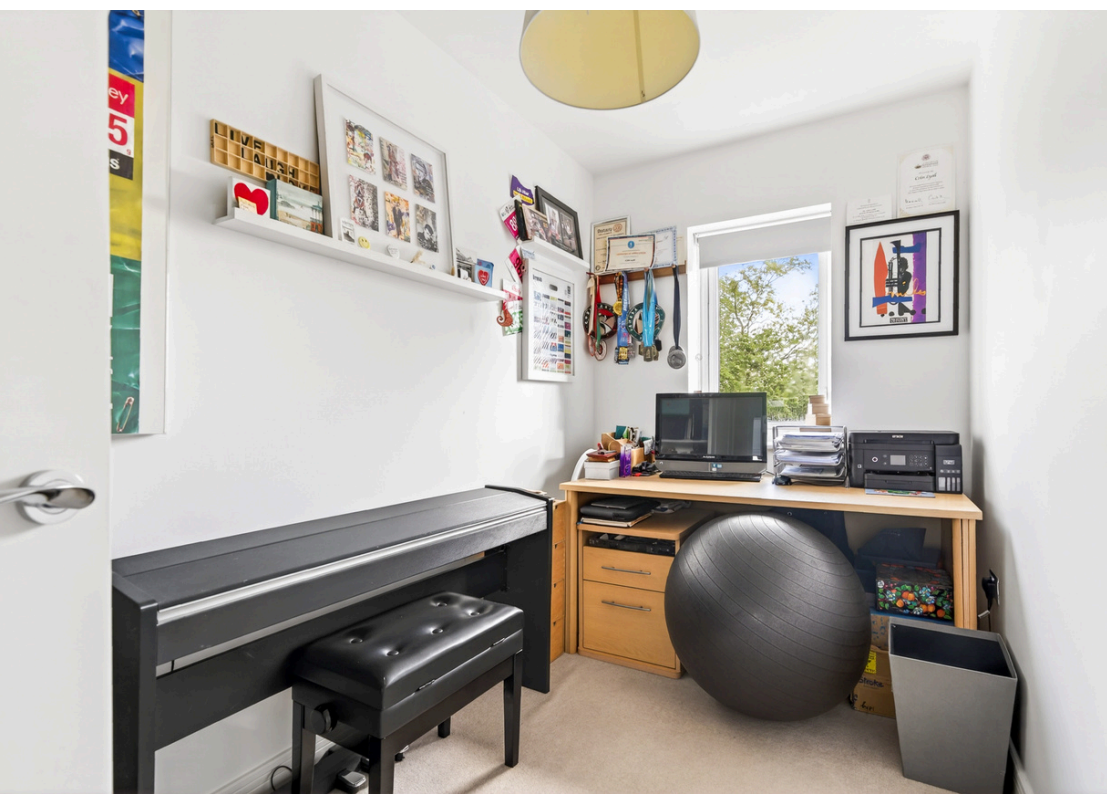
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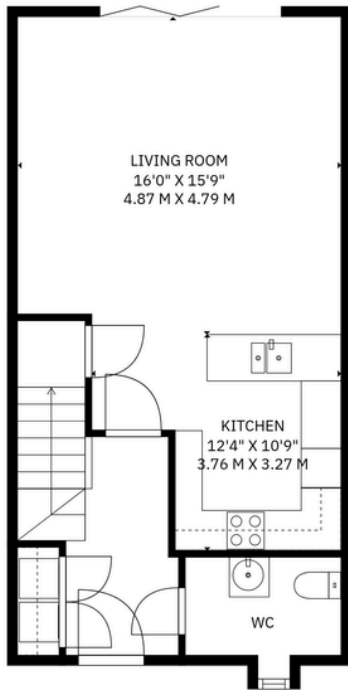
The property extends to a generous 1015 sqft/ 94 sq m, thoughtfully laid out across its two floors. Upstairs, the principal bedroom, features an en-suite bathroom and a charming balcony, offering a peaceful spot to enjoy your morning coffee or unwind in the evening. Two additional bedrooms provide comfortable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



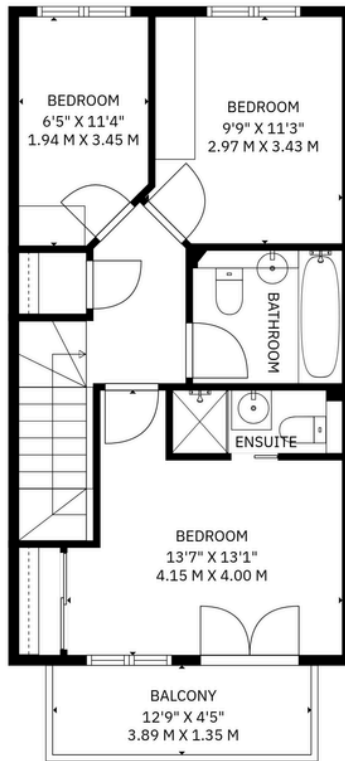
One of the significant advantages of this Westdene home is the inclusion of two private parking spaces. The south-facing tiered garden is a delightful outdoor space, meticulously designed to offer both privacy and beauty, providing various levels for relaxation and enjoyment throughout the day.

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.





GROUND FLOOR



FIRST FLOOR

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

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

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69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Estate Charge Is Approx £900 Per Annum



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