

Spencer
& Leigh



9 Tongdean Rise, Withdean, Brighton, BN1 5JG

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Guide Price £700,000 - £750,000 Freehold

- Spacious detached bungalow
- Three good sized bedrooms
- 15' Living room with bay window
- 20' Kitchen/breakfast room
- Conservatory
- Large garden
- Huge potential to extend STNC
- Sought after secluded location
- Double garage
- No onward chain

GUIDE PRICE £700,000 - £750,000

Set in a sought-after and secluded location of Withdean is this detached bungalow, which offers huge potential for extension similar to neighbouring properties, subject to the necessary planning consents. This charming property offers a wonderful opportunity for those seeking a spacious and versatile home and features three generously sized bedrooms, making it ideal for families or those looking for extra space.

The heart of the home is the inviting 15' living room, complete with a delightful bay window that floods the space with natural light. The expansive 20' kitchen/breakfast room is perfect for culinary enthusiasts and family gatherings, while the adjoining conservatory provides a tranquil spot to enjoy the views of the large garden.

Conveniently, there is a double garage situated to the front of the property. With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to settle down in a peaceful neighbourhood or seeking a project to enhance your living space, this bungalow is a rare find in the vibrant city of Brighton. Don't miss the chance to explore the possibilities that await in this delightful property.



Tongdean Rise is considered to be a sought after residential road. Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance
 Entrance Hallway
 Living Room
 15'11 x 13'7
 Kitchen
 20'2 x 7'10
 Conservatory
 11'3 x 11'

Bedroom
 14'2 x 10'4
 Bedroom
 11'10 x 10'11
 Bedroom
 11'7 x 11'7

Shower Room
 Separate W/C

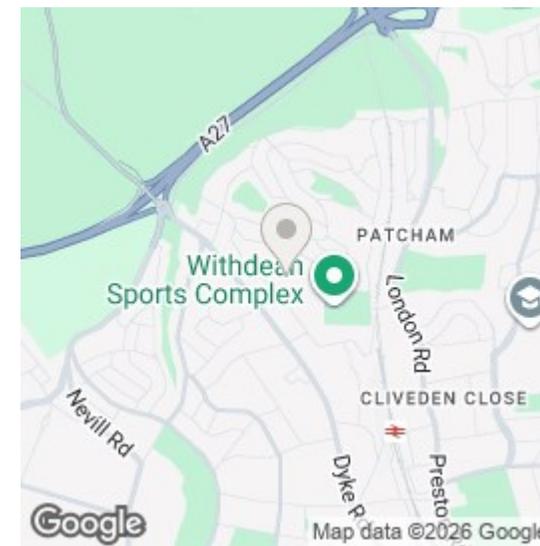
OUTSIDE
 Rear Garden
 Double Garage
 19' x 14'6

Rear Garden
 Property Information
 Council Tax Band E: £3,001.52 2025/2026
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage
 Parking: Double Garage and un-restricted on street parking
 Broadband: Standard 16 Mbps, Superfast 59 Mbps, Ultrafast 1800Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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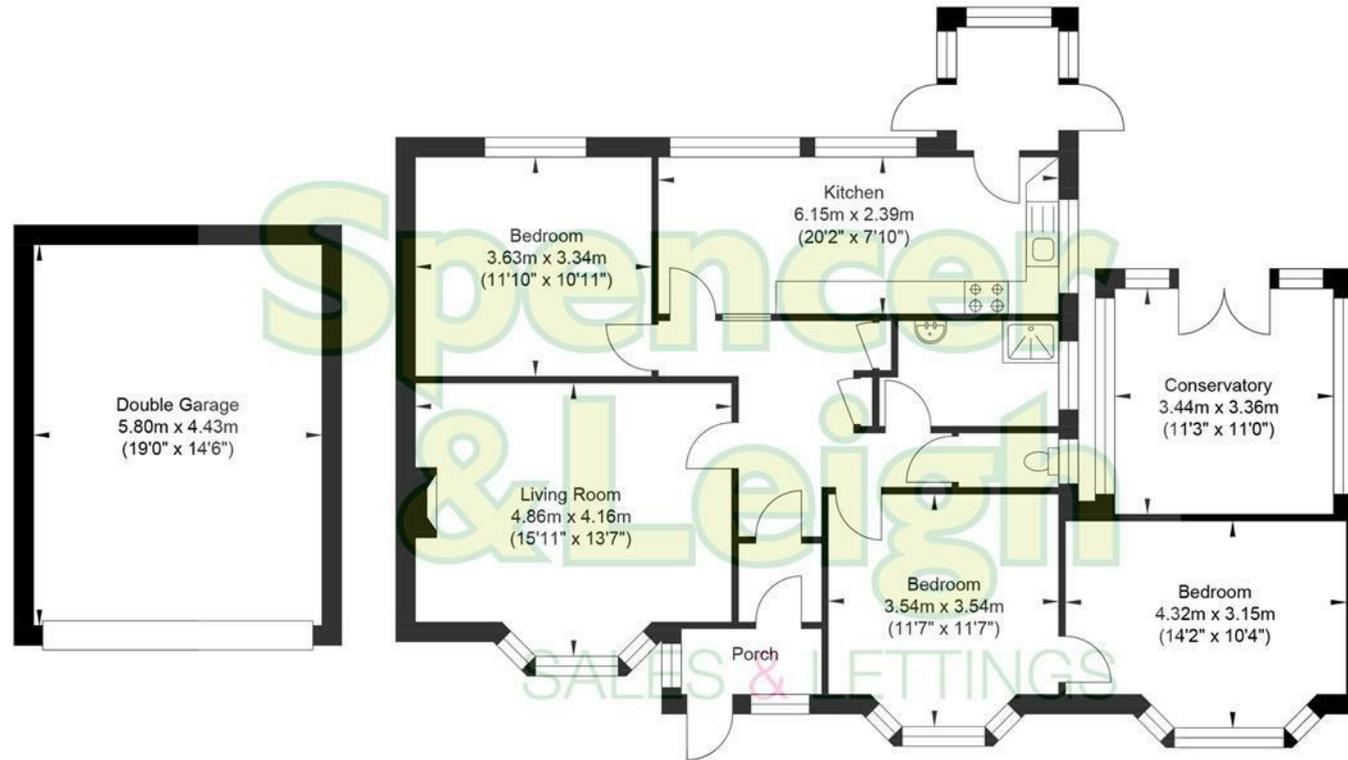
Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tongdean Rise



Garage
Approximate Floor Area
276.52 sq ft
(25.69 sq m)

First Floor
Approximate Floor Area
1140.97 sq ft
(106.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 106.0 sq m / 1140.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.