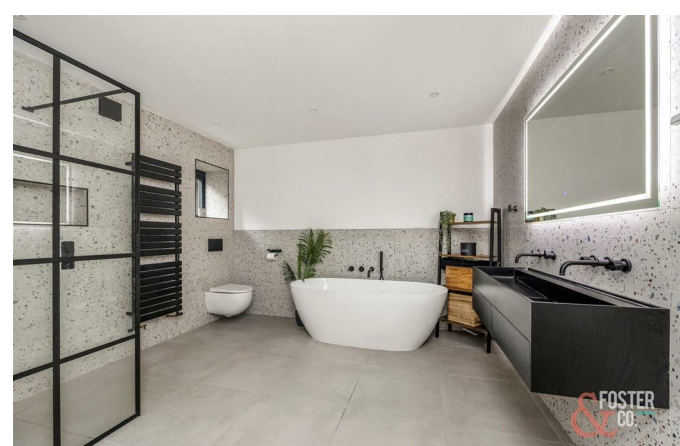




Brighton, BN1 5JG

Asking price £1,195,000

Situated in the desirable area of Tongdean Rise, Brighton, this charming detached family home offers a perfect blend of comfort and convenience. The property boasts a generous living space of 2068.81 square feet, making it an ideal family home, with a separate living room on the ground floor.

Providing ample space for relaxation and entertaining, with 4 well-proportioned bedrooms, there is plenty of room for family members or guests. The 4 bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

The open-plan kitchen and living room on the top floor is a standout feature, seamlessly connecting indoor and outdoor living. This space leads out onto a lovely decking area, perfect for enjoying the garden and hosting summer gatherings. The outdoor space is a delightful retreat, ideal for both quiet moments and lively family activities.

In addition to its spacious interiors, the property offers off-street parking and a garage, providing convenience and security for your vehicles. A separate utility room adds to the practicality of the home.

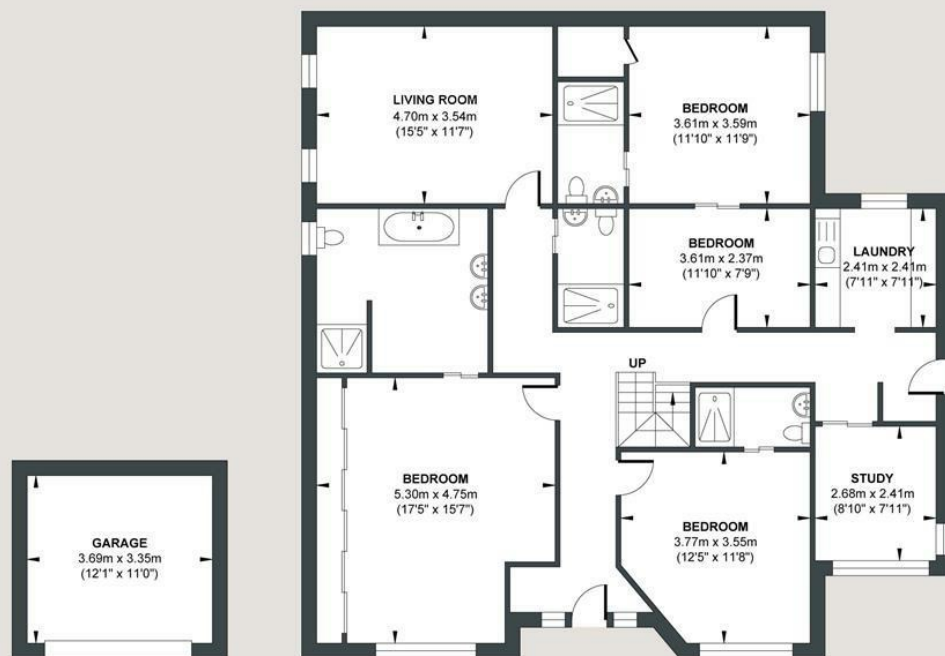
This family home is situated in a great location, close to local amenities and transport links, making it an excellent choice for those seeking a peaceful yet accessible lifestyle. The house is surrounded by trees and nature all around and the views down to Valley Drive are impressive. With its blend of character, space, and modern living, this property is a wonderful opportunity for families or anyone looking to settle in the vibrant city of Brighton.



- Detached
- 4 Bathrooms
- Off Road Parking
- Luxury Master Suite
- Great Location
- 4 Bedroom Family Home
- Garage
- 2 Reception Rooms
- Large Decking and Garden
- Utility Room

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>			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area (Excluding Garage) = 192.20 sq m / 2068.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

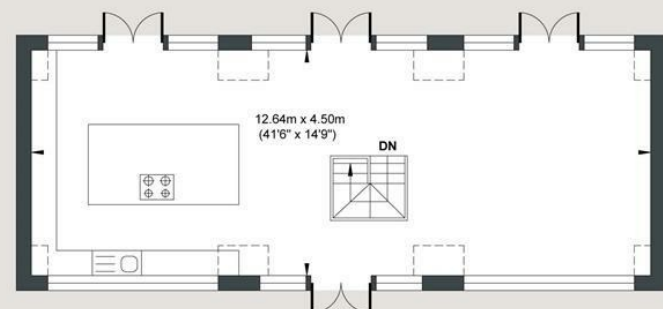


GARAGE

GROUND FLOOR

Approximate Floor Area
133.04 sq ft
(12.36 sq m)

Approximate Floor Area
1471.10 sq ft
(136.67 sq m)



FIRST FLOOR

Approximate Floor Area
597.71 sq ft
(55.53 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

