

# 6 Friar Road

Brighton, BN1 6NG

**Guide price £1,100,000**

Delightful 4-Bedroom Semi-Detached Home with South-Facing Garden

This stunning four-bedroom semi-detached home has been thoughtfully renovated throughout, offering stylish and spacious living perfect for modern family life.

Set back from the road with its own private driveway and garage, the property welcomes you with a fantastic blend of contemporary design and warm, homely touches. Inside, the heart of the home is the open-plan kitchen and dining room, complete with a huge central island, perfect for entertaining. The space is finished with beautiful chevron flooring and bi-fold doors that open onto a beautiful mature south-facing garden, ideal for summer gatherings and enjoying the sun all day.

Just off the kitchen is a well-equipped utility room, providing great practical space and additional storage. A separate living room offers a cosy retreat, perfect for relaxing evenings in front of the TV.

Upstairs, you'll find four well-proportioned bedrooms and a sleek family bathroom. The entire property has been renovated to a great standard, combining tasteful finishes with thoughtful touches throughout.

Nestled between Surrenden Road and Ditchling Road this home enjoys a peaceful yet highly connected setting. Preston Park Station is minutes away, offering direct trains to London and Gatwick.

Families are spoilt for choice when it comes to schooling, with highly regarded options including Dorothy Stringer, Vardean, Brighton College, and Roedean all within easy reach. Nature lovers will adore the nearby South Downs, while golf, sailing, equestrian centres, and the scenic Undercliff Walk offer endless leisure opportunities.

This is a fantastic opportunity to secure a stylish, move-in-ready home with generous space inside and out.

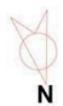
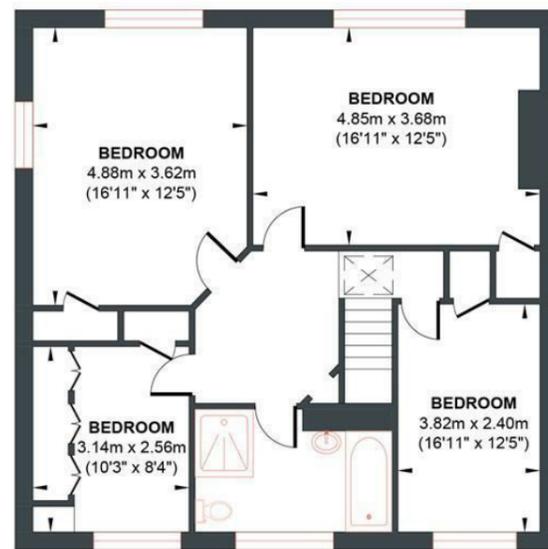
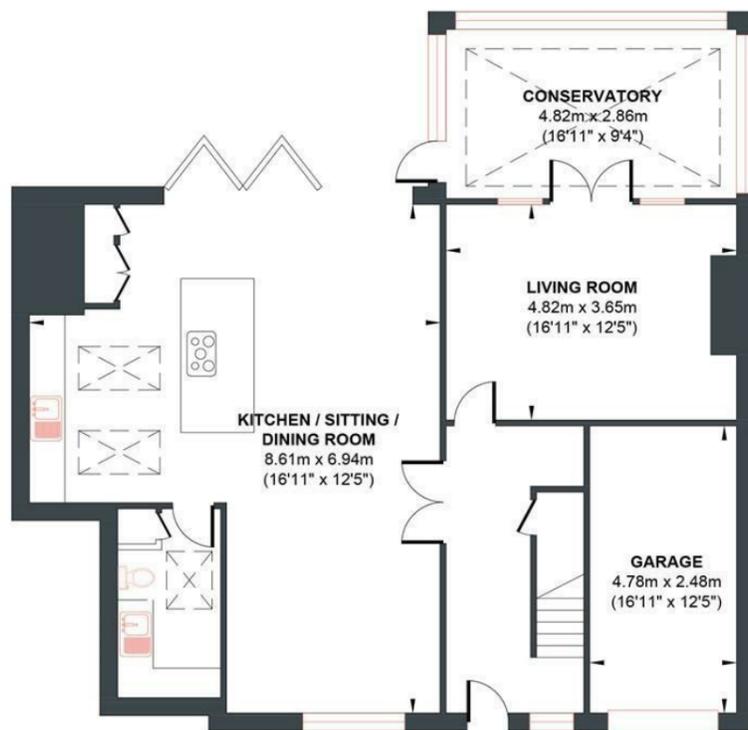


- Substantial Semi Detached House
- South Facing Garden
- South Facing Living Room
- Off Street Parking
- Two Reception Rooms
- 4 Bedrooms
- Large Open Plan Kitchen/Dining Family Room
- Utility Room
- Garage
- Great Location

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		
		<b>81</b>
	<b>66</b>	
	EU Directive 2002/91/EC	
England & Wales		

## FRIAR ROAD

Approx. Gross Internal Floor Area (Including Garage) = 183.12 sq m / 1971.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Approximate Floor Area**  
1183.38 sq ft  
(109.94 sq m)

**Approximate Floor Area**  
787.70 sq ft  
(73.18 sq m)

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

