



Colebrook Road

Brighton, BN1 5JH

£5,950 Per month

Nestled in the sought-after suburb of Westdene, this beautifully presented 4/5 bedroom detached house offers spacious and versatile living for families seeking comfort, style, and convenience, with the added bonus of a large driveway, garage, utility room, gym, two bathrooms and separate W/C.

Located in a peaceful part of Westdene, this home is within walking distance of local shops, parks, and highly regarded schools, with easy access to central Brighton, the A27, and the South Downs.

Long term, furnished, part furnished or unfurnished, available end of May.



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

- 4/5 bedroom detached house
- Gated driveway
- Unfurnished
- Gym with equipment
- En-suite
- Garage
- Long term
- Modern throughout
- Available end of May
- EPC = B

COLEBROOK ROAD

Approx. Gross Internal Floor (Excluding Garage) Area = 198.98 sq m / 2141.79 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
 1213.84 sq ft
 (112.77 sq m)



FIRST FLOOR

Approximate Floor Area
 927.95 sq ft
 (86.21 sq m)



GROUND

Approximate Floor Area
 197.84 sq ft
 (18.38 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



