



98 Tongdean Lane

Brighton, BN1 5JE

Asking price £1,350,000

This simply stunning detached family residence, occupies an enviable residential location just off Dyke Road Avenue and has been finished to an extremely high standard throughout.

This superb home combines a traditional visual appeal with luxurious contemporary style and design features. With comfortable and versatile living space, spanning three floors, the property provides fabulous family accommodation.

Particular features include a large, beautifully fitted and crafted kitchen/dining/family room opening onto the rear gardens, together with separate living room and further study, providing great flexibility for modern life and living. There are four bedroom suites spanning the first and second floors, including three luxurious bathrooms, as well as a south facing balcony on the first floor.

The house stands in good sized level gardens, with a private driveway with parking for 3-4 cars.

- Detached

■ Garden

■ Off Road Parking

■ Great Location

■ 3 Bathrooms
- 4 Bedrooms


■ 2 Reception Rooms

■ Gated

■ Study

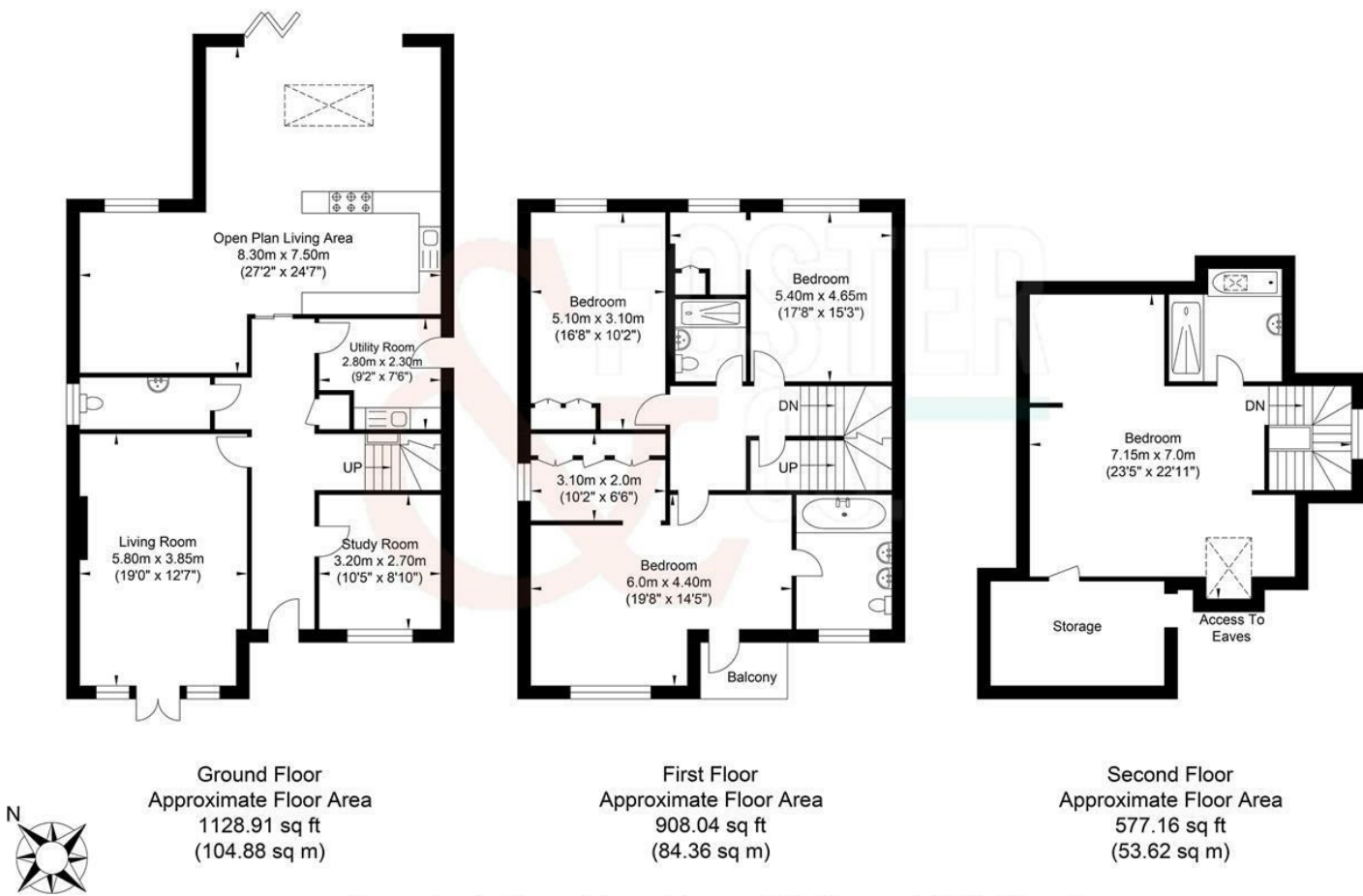
■ Large Kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Approximate Gross Internal Area = 242.86 sq m / 2614.12 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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