



- An truly unique and impressive four bedroom detached residence
- Lovley condition thoughout
- Arranged over three floors
- Sought after Fiveways location opposite Blakers park

## Southdown Place, Brighton, BN1 6FP

Guide Price of £950,000 - £975,000

Location....Location....Location!!! This is the one you've been waiting for! A beautiful and unique detached residence being offered for sale at one of Fiveways in Brighton most premier spots directly opposite the famous and very well known Blakers Park. Surrounded by some of the best schools/nurseries this city has to offer, this is the perfect family property that comes with the 'wow' factor.

## Property Description

This is a fantastic opportunity to acquire a highly sought after and unique detached property which is situated in one of Brighton's prime hot spots. This really is the perfect family location with excellent local schools, bus routes and local shops all within touching distance.

The property is arranged over three floors and comprises of: Entrance hall, open plan living/dinning room leading to a modern kitchen and green-house to the side, four bedrooms, cloakroom, a modern shower room and en suite bathroom. The rear garden is superb with both lawn & decked sun patio areas, it is also fully enclosed making it safe & secure for children and pets to play out in. The sun patio is definitely the best spot to enjoy a glass of wine (or two) on a Summer's evening or a little al fresco dining!

Fiveways and Southdown Place have a lovely village feel, but aren't far from the action in central Brighton and are within easy reach of London Road, Preston Park or Brighton stations with its commuters links to Gatwick & London makes this location ideal for anyone looking to make that daily commute. The current owners have loved all the great pubs and places to eat and drink in Fiveways with their favourites including Preston Park Tavern and North Village. Award winning Barfields butchers, Quaff Wine Merchants and Fiveways Fruit & Veg ensure you can also do all of your shopping locally, which is amazing.

Why not take a stroll over Blakers Park, which is directly opposite and ideal for children to let off some steam in the play area, alternatively you can simply enjoy a nice family pic-nic together on the green. Preston Park is also within walking distance which has various recreational facilities, such as: Cycling track, bowling green, basketball courts, cafes, tennis courts and large playing fields which are all at your disposal.





# Accommodation

## GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING/DINING ROOM  
20' 8" x 12' 10" (6.3m x 3.91m)

KITCHEN  
12' 10" x 10' 7" (3.91m x 3.23m)

CLOAKROOM

## FIRST FLOOR

BEDROOM ONE  
13' 0" x 10' 9" (3.96m x 3.28m)

BEDROOM TWO  
13' 1" x 10' 8" (3.99m x 3.25m)

BEDROOM THREE  
13' 0" x 6' 7" (3.96m x 2.01m)

FAMILY SHOWER ROOM  
SECOND FLOOR

BEDROOM FOUR  
19' 10" x 11' 10" (6.05m x 3.61m)

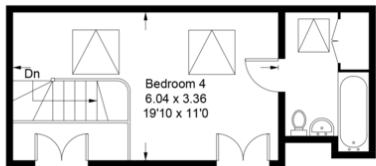
ENSUITE BATHROOM

## OUTSIDE

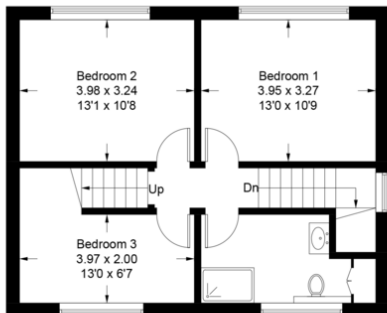
REAR GARDEN

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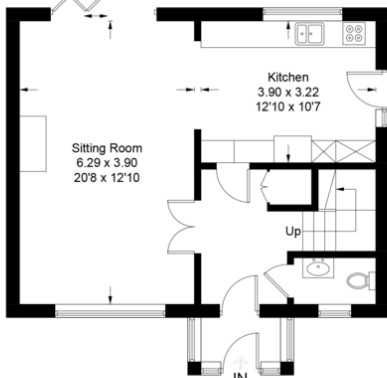
Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft



Second Floor

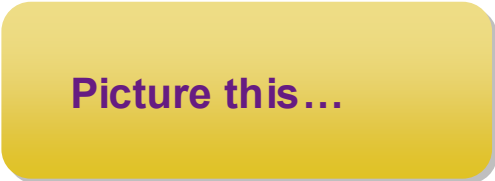


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023



This is the ideal property to come home to after a long day. Relaxing in your attractive rear garden whilst enjoying a few drinks in the sun, could there be a better way to switch off.

Why not take a short ride into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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