



Ashdown Road, Brighton, BN2 3FS
Asking Price £600,000

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A stunning 3-bedroom house with solar panels, underfloor heating, open-plan living, and a wraparound garden, nestled in a secluded area within the Roundhill Conservation Area.

This modern detached eco house, built in 2018, offers a unique combination of sustainability, stylish design, and modern living. With its solar panels and water-fed underfloor heating, this property is not only environmentally friendly but also cost-efficient.

Step inside and be captivated by the beautifully presented interior. The ground floor features an open plan dual aspect living area, providing a bright and spacious atmosphere. The kitchen area boasts stone work surfaces, a classic butler sink, and ample cupboards to meet all your storage needs. Additionally, there is a convenient cloakroom on this level and a multi-functional space that can be used as a third bedroom or an office, offering you the flexibility to adapt the space as per your requirements.

Venture down to the lower floor, and you'll be greeted by a spacious hallway leading to alternative garden access. This level presents you with a second bedroom, perfect for guests or family members. The principal bedroom is a true retreat, complete with sliding doors that open to a private courtyard, allowing you to privately bask in tranquillity.

Outside, you will discover a patio area at the front, offering an inviting spot to enjoy the fresh air. The wraparound garden to the side and rear provides ample space for outdoor activities, gardening, or simply unwinding after a long day.

Not only does this delightful property boast exceptional features, but it also offers excellent transport links. You will benefit from being within walking distance of Brighton station, making commuting a breeze. The city centre is also easily reached, ensuring you can easily explore all the vibrant amenities Brighton has to offer.

This house is situated in a secluded area within the desirable Roundhill Conservation Area. As part of a secure gated development, you will have peace of mind. The property includes an off-street gated undercover parking space and bike rack, catering to your convenience.

With a total area of 779 square feet (72 square metres), this house provides ample space for comfortable living. Whether you are a growing family, working professional, or in your retirement, this property ticks all the boxes.





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APPROXIMATE GROSS INTERNAL AREA = 779 sqft / 72.4 sqm

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Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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