

The Lees, Bristol Gardens, Brighton, BN2 5YW
Asking Price £675,000

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Immaculate three storey home in a gated mews, offering spacious living areas, en-suite primary bedroom, west-facing patio garden, roof terrace, parking.

This stunning four-bedroom house is located in the Kemptown area of Brighton, it presents a unique opportunity to own a modern, elegant home in a stylish gated mews. Built in 2017, this fantastic three-storey property boasts a generous 1344 square feet/125 square metres of living space and comes with an allocated off-street parking space.

As you step inside, you're greeted by a welcoming ground floor hallway with a convenient storage cupboard and a generously sized cloakroom. The 'L' shaped spacious lounge and dining area is flooded with natural light, thanks to the abundance of windows. The recessed kitchen area is complemented by built-in appliances, providing a perfect space for cooking, dining entertaining or just relaxing with the family or friends.

Ascending to the first floor, you'll discover the delightful primary suite, complete with an en-suite shower room, built-in wardrobes, and patio doors leading to the west-facing roof terrace. Currently arranged as a dressing room, the fourth bedroom offers flexible living options. The first floor is completed by a modern family bathroom.

Moving up to the second floor, you'll find two generously sized double bedrooms, perfect for accommodating family members or creating a home office space. To keep everything organized, there is also a storage cupboard on this floor.

A lovely feature of this property is its outdoor spaces. The west-facing patio garden, accessible from the lounge/dining area, offers a relaxing spot for al-fresco dining or simply unwinding after a long day. The west-facing roof terrace, accessed from the main bedroom, provides a sanctuary where you can soak up the sun or enjoy the leafy views of the surrounding area.

For ultimate comfort, this home benefits from underfloor heating on the ground floor and in the bathrooms, ensuring a cosy living environment. Throughout the property, you'll find everything beautifully presented, creating a truly welcoming atmosphere.

The vendors are suited, streamlining the buying process and there is the remainder of the 10 year new build warranty remaining. Don't miss out on this exceptional property that combines contemporary living, impressive features, and a sought-after location.





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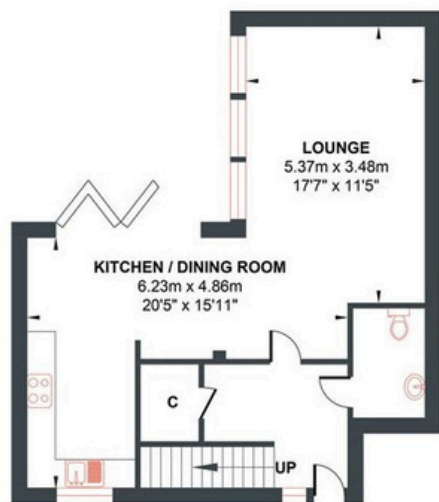
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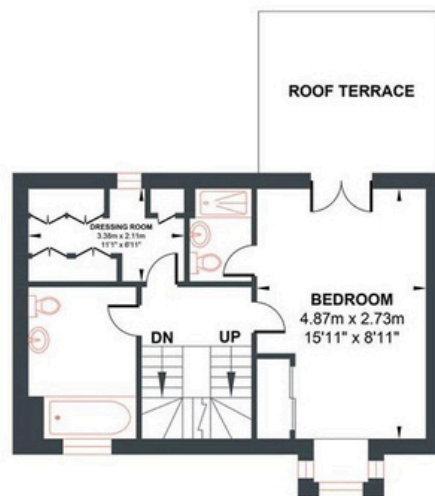


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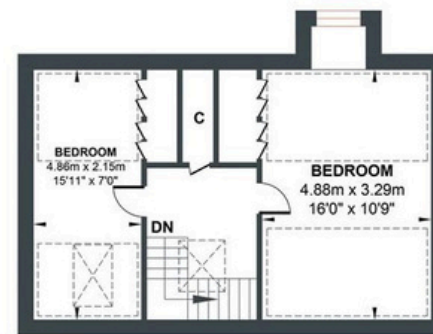
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GROUND FLOOR
Approximate Floor Area
535.93 sq ft
(49.79 sq m)



FIRST FLOOR
Approximate Floor Area
404.40 sq ft
(37.57 sq m)



SECOND FLOOR
Approximate Floor Area
404.40 sq ft
(37.57 sq m)

Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Freehold	92+	A		
Council Tax Band D	81-91	B	87 B	89 B
	69-80	C		
	55-68	D		
	39-54	E		
	21-38	F		
	1-20	G		



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