

PHILLIPS & STILL



- An amazing extended four bedroom detached corner property
- Fabulous extended conservatory
- Large private driveway leading to garage
- Family bathroom and ensuite shower room

Gableson Avenue, Brighton, BN1 5FG

Offers Over £1,000,000

A fantastic opportunity to live in one of Brighton & Hove's most prestigious locations. Situated on a fabulous corner position just off Tongdean Lane, close to Withdean Stadium and Dyke Road. This imposing and well-hidden detached residence offers substantial living space and versatile accommodation. The property also benefits from a large private driveway with ample parking and garage.



Property Description

Located on Gableson Avenue, just off Tongdean Lane, this inviting four-bedroom detached home occupies a corner plot in one of Brighton's most sought-after residential areas. The wrap-around garden enhances the home's appeal, providing a private outdoor space to enjoy without overwhelming maintenance needs. A spacious driveway offers ample parking for multiple vehicles, a convenient perk in this prime location.

Inside, the home opens with a welcoming hallway that leads to an expansive 30-foot living and dining room. This versatile space is ideal for both lively entertaining and relaxed family evenings, with direct access to a bright, sunny conservatory. The conservatory, bathed in natural light, serves as a seamless extension of the living area and offers a peaceful spot to enjoy views of the surrounding garden.

The ground floor also features a spacious kitchen breakfast room, providing an inviting area for casual morning meals and family gatherings. With plenty of storage and counter space, it's designed to make daily life as functional as it is comfortable. Additionally, a small study on this level offers a quiet retreat for working from home, reading, or hobbies, adding extra versatility to the home's layout.

Upstairs, the property includes four well-proportioned bedrooms, each designed to maximize light and space. The primary bedroom benefits from a private ensuite, creating a relaxing space for unwinding at the end of the day. The other three bedrooms are served by a family bathroom, providing comfortable accommodations for family members or guests.

This well-loved home exudes warmth and character, yet it offers an excellent opportunity for modernisation. With the potential to update and personalize, new owners can transform this property to suit contemporary tastes while maintaining its original charm. Combining a fantastic layout with a highly desirable location, this is an ideal home for those looking to make their mark in one of Brighton's premier neighborhoods.





Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING/DINING ROOM
30' 10" x 13' 5" (9.4m x 4.09m)

CONSERVATORY
22' 11" x 14' 3" (6.99m x 4.34m)

STUDY
9' 5" x 8' 10" (2.87m x 2.69m)

KITCHEN/BREAKFAST ROOM
18' 7" x 12' 7" (5.66m x 3.84m)

UTILITY

FIRST FLOOR

BEDROOM
17' 8" x 12' 00" (5.38m x 3.66m)

BEDROOM
12' 7" x 11' 7" (3.84m x 3.53m)

BEDROOM
10' 11" x 8' 10" (3.33m x 2.69m)

BEDROOM
12' 8" x 12' 7" (3.86m x 3.84m)

ENSUITE

BATHROOM

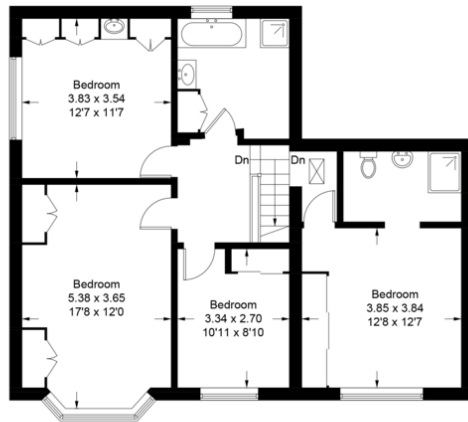
OUTSIDE

LARGE PRIVATE DRIVEWAY LEADING TO GARAGE

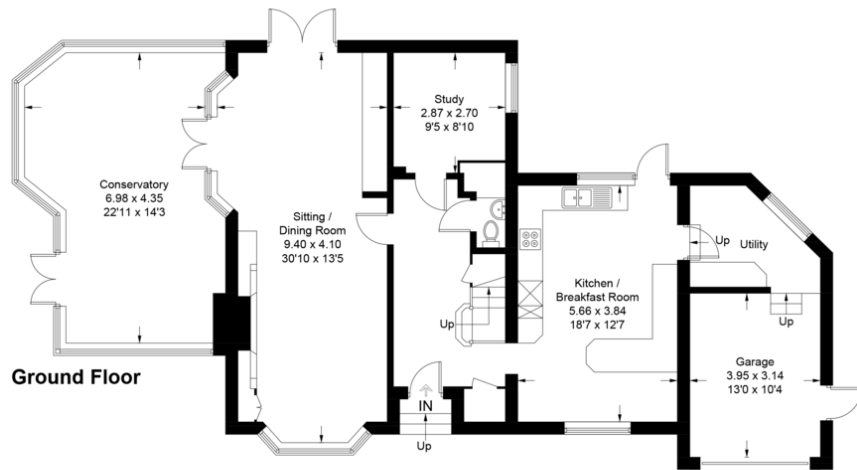
WRAP AROUND GARDEN

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Approximate Gross Internal Area = 216.2 sq m / 2327 sq ft
(Including Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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