



- A fantastic four bedroom detached house
- Ideal family home with accommodation over three floors
- Highly sought after location extremely close to Preston Park Station

The Drove, Brighton, BN1 5NN

Asking Price Of £575,000

SPLENDID FAMILY HOME!

This fantastic four-bedroom detached house is an exceptional family home, thoughtfully designed with accommodation spread over three spacious floors. Nestled in a highly sought-after location, this property boasts convenience, being just a stone's throw away from Preston Park railway station, making commuting a breeze.



Property Description

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Upon entering, you are welcomed into a bright and airy hallway that leads to a generously kitchen/dining room, perfect for family gatherings or entertaining guests. Large windows fill the space with natural light, enhancing the inviting atmosphere. The modern kitchen features ample storage, contemporary appliances, and a charming dining area, making it a delightful space for family meals.

The first floor hosts two well-appointed bedrooms, an additional bedroom/reception room, and a modern family bathroom. The second floor is where you will locate the master bedroom which has the benefit of a delightful en-suite shower room.

Outside, the property is complemented by delightful front and rear gardens. The front garden is beautifully landscaped, enhancing the home's curb appeal, while the rear garden is an oasis for relaxation and outdoor entertaining.

Additionally, this home is conveniently located near various local amenities, including shops, parks, and recreational facilities. Families will appreciate the proximity to popular schools, ensuring an excellent education for children. This property truly embodies the perfect blend of modern living, comfort, and convenience, making it an ideal choice for families seeking a welcoming and functional home.





Accommodation

GROUND FLOOR

KITCHEN/DINER

22' 0" x 13' 11" (6.71m x 4.24m)

FIRST FLOOR

BEDROOM

11' 1" x 9' 1" (3.38m x 2.77m)

BEDROOM/ RECEPTION ROOM

12' 0" x 11' 1" (3.66m x 3.38m)

BEDROOM

14' 0" x 10' 8" (4.27m x 3.25m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM

18' 2" x 13' 8" (5.54m x 4.17m)

EN-SUITE SHOWER ROOM

OUTSIDE

FRONT GARDEN

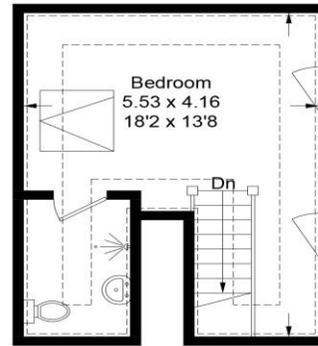
REAR GARDEN

The Drove, Brighton, BN1 5NN

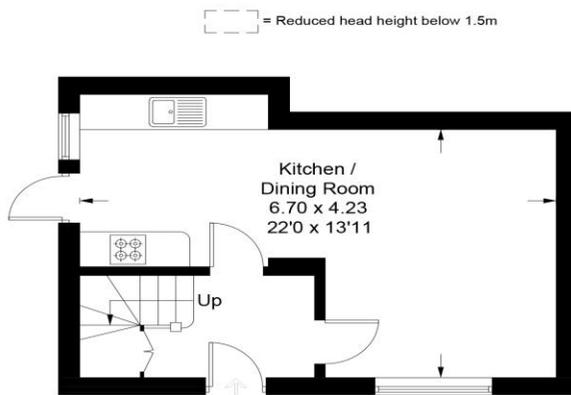
Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft



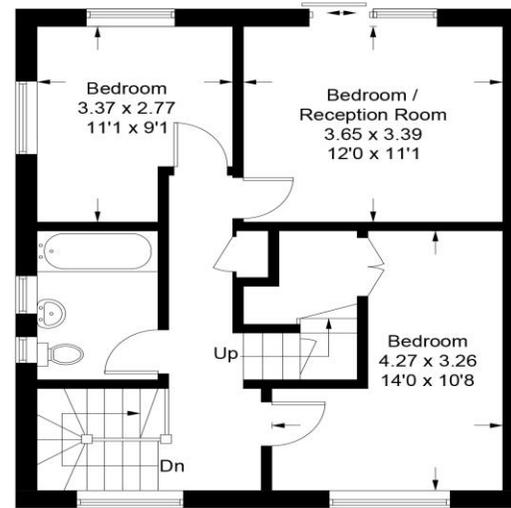
Picture this...



Second Floor



Ground Floor



First Floor

= Reduced head height below 1.5m

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	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 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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