



Cedars Gardens, Brighton, BN1 6YD

£4,000 -

mishomackay
Lettings

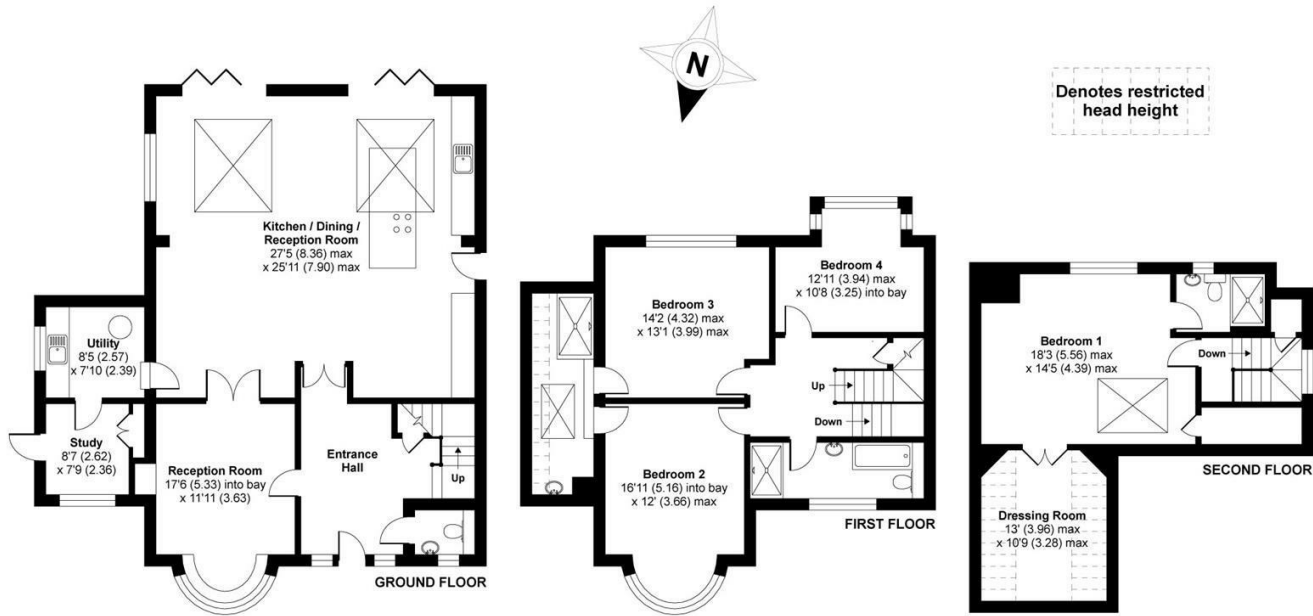






Cedars Gardens, Brighton, BN1

APPROX. GROSS INTERNAL FLOOR AREA 2511 SQ FT 233.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

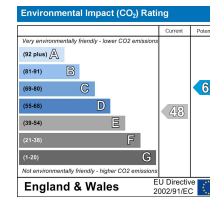
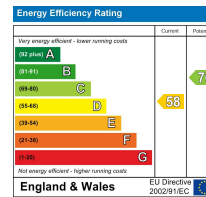


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Mishon Mackay REF : 413523

Train Stations: Preston Park 0.5 miles, Brighton 1.9 miles
Council Tax: F

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



Located in the highly desirable Cedars Gardens. This peaceful road is where you will find this beautifully presented four double bedroom detached home having easy access to Preston Park train station.

Set back from the road with a large driveway offering space for three cars, a pathway leads you up to the entrance of this this stunning spacious home. You are immediately greeted by a generous-sized elegant entrance hall which sets the scene for the stylish and luxury interior of the whole house.

Leading directly off the hallway (also with access through double doors to the kitchen/ family room), the additional reception room offers a sophisticated and cosy retreat. Featuring a beautiful curved bay window, a wood burning stove and sumptuous deep pile carpet, it is the perfect spot to relax after a long day.

Double doors lead you into the enormous open plan living/dining/kitchen room, an impressive space that really does have the 'wow factor' and is equally perfect as the heart of the family home or transformed into a party room! Inside/outside living becomes a reality two large skylights overhead and bi-folding doors extending across the whole width of the back of the property. These give seamless access to the south-facing garden, perfect for when the sun's out! The garden has been designed with a generous lawn area and flower bed border as well as two patios for alfresco dining and additional space for garden sheds if desired.

Back inside, the sleek, contemporary designer kitchen is a real delight, with clever use of LED lighting and an ultra-modern Elica extractor hood imported from Italy. The oversized island blends copious storage, expansive food preparation area, Neff induction hob and breakfast bar. Two additional banks of units incorporate integrated Bosch combi-microwave, oven and warming drawer, full-height fridge and freezer and integrated dishwasher as well as a pull-out larder.

The left hand side of this room offers a seating area which comfortably accommodates two sofas and a large dining table. On the ground floor you will also find a utility room and home office with external access for visitors.

Up onto the first floor where you have three excellent sized double bedrooms, all neutrally decorated with plush dark grey carpets. The front bedroom is the largest of the three on this floor and again enjoys a beautiful curved bay window and access to a stunning shower room with large walk-in shower.

Bedroom three is also a large double with views over the garden and access to the shared shower room. Back out to the hallway and you will find the main family bathroom which has been finished with contemporary white tiles and comprises of a full size bath and walk-in shower. At the back you find bedroom four; again a comfortable double room, it has a box bay window from which you can enjoy the tranquil views out over the garden.

On the second floor is the elegant and extravagant master bedroom suite, comprising a large double bedroom and luxurious fitted en-suite showroom. There is also a walk-in wardrobe, as well as access to substantial eaves storage space which has been fitted with lighting and carpet for maximum use.

Nestled in this quiet and neighbourly residential cul-de-sac just off the main London Road, the property is within the catchment area of some of the highest-rated local primary and secondary schools. The home has easy access to the A23/A27 for road links in all directions and a fantastic bus service to all areas of central Brighton and Hove. Preston Park station is a short walk from the property and has direct links to Brighton, Gatwick, London Victoria and London Bridge making this home ideal for commuters and families alike.



Mishon Mackay Lettings

211 Preston Road, Brighton, East Sussex, BN1 6SA
Tel: 01273 606076 Email: lettings@mishonmackay.com
mishonmackay.com

mishonmackay
Lettings

