



5 Tongdean Rise
Brighton, BN1 5JG



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Asking price £1,295,000

A stunning 5/6 bedroom spacious modern detached family home situated in the sought after Withdean area of Brighton. This attractive residence offers versatile accommodation extending over 2 stories and benefits from having a large garage, parking, and garden office / summerhouse. The property has been finished throughout to a high standard with double glazing, oak engineered flooring, stunning views and well proportioned rooms. On the ground floor there are 3 double bedrooms one with an en-suite shower room, a separate WC/utility room, spacious living room leading through into the kitchen breakfast room overlooking the garden. Upstairs there is a large master suite with a dressing room / bedroom 6, walking wardrobe and en-suite shower room. There is another large bedroom and a luxury family bathroom. The garden is south facing and benefits from having an outside studio / office lawned area and patio which gets the sun most of the day.

Tongdean Rise is situated just off Tongdean Lane in the popular Withdean area of Brighton. The property is conveniently located for Preston Park station with its regular London commuter service, the Withdean Sports stadium, Golf Courses including; The Dyke Pyecombe Singing Hills and Sussex National. There are local schools nearby including Brighton and Hove High, Cardinal Newman Catholic, Cottesmore St Mary's Primary, St Bernadette's Primary, Stanford Infant, Dorothy Stringer High, Varndean College and Brighton, Hove and Sussex Sixth Form College. The location offers good transport links being accessible to Preston Park Mainline Railway Station, the A23 and A27 and local bus services towards Brighton City Centre and the Seafrost.

- Detached

■ Approx 3000sqft

■ Kitchen

■ Off Road Parking

■ South Facing Garden
- 5/6 Bedrooms

■ Garden Studio / Office

■ Living Room

■ Large Garage

■ Great Views

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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