



## 2 BLACKTHORN CLOSE BRIGHTON, BN1 5BS

**£1,150,000**  
**FREEHOLD**

GUIDE PRICE £1,150,000 - £1,200,000. Stunning detached bungalow having been recently modernised to an extremely high standard and occupying approximately 1/3rd acre of this idyllic quiet location in the popular Withdean area. The spacious and beautifully presented accommodation comprises; four double bedrooms, three bathrooms (two en-suite) and superb triple aspect open plan living area, complete with impressive bespoke fitted kitchen with integrated Siemens appliances and Bora hob. Outside there parking for several cars to the front and delightful split level South/West facing rear garden. Additional benefits include new wiring, new central heating & boiler and new windows and doors throughout. There is planning permission in place to extend further and create further living space (enquire with Nicholas James for further information).

This sought after position is quietly yet conveniently located to access all the City has to offer. There are good local schools close by whilst Preston Park mainline station provides regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











## Blackthorne Close



Approximate Floor Area  
1528.69 sq ft  
(142.02 sq m)

Approximate Gross Internal Area = 142.02 sq m / 1528.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS