

Jack Taggart & Co

RESIDENTIAL SALES

**GLEN RISE, BN1 5LP**

**£725,000**

# GLEN RISE, BN1 5LP

\*\*Guide Price: £725,000 - £750,000\*\*

This recently renovated property offers modern living with a touch of elegance, showcasing a spacious layout and an abundance of natural light. The open-plan living area seamlessly combines style and functionality, featuring a contemporary kitchen with high-end fittings and four generously sized bedrooms. A standout feature is the expansive east-facing lawned garden, beautifully maintained and perfect for family gatherings, complemented by a private driveway for off-road parking.

On the ground floor, you'll find a spacious principal bedroom, an additional bedroom, a stylish shower room, two reception rooms, and a large modern kitchen with ample space for a dining table, ideal for entertaining.

Upstairs, two spacious double bedrooms offer cozy carpeting and large windows, filling the rooms with light. Guests will appreciate their own elegantly designed modern shower room, complete with sleek white tiling and a generous walk-in shower.

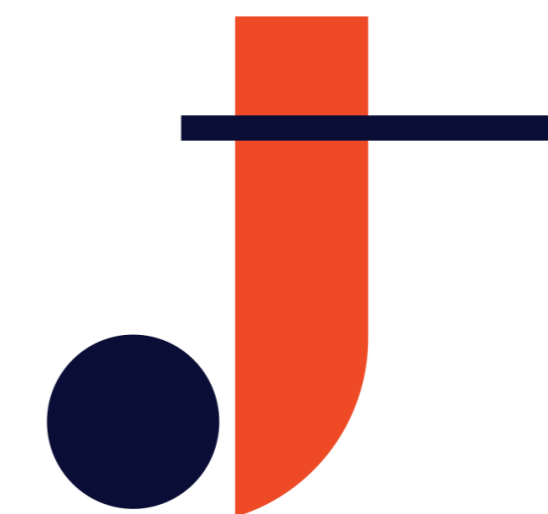
The property also comes with approved planning (BH2023/01268) for an exciting conversion into a substantial three-story house. The proposed layout includes two separate reception rooms, a stunning open-plan kitchen/living area, and five bedrooms, with the master suite featuring a walk-in wardrobe and ensuite—ensuring luxurious living.

Conveniently located, Glen Rise provides easy access to major commuter routes, including the A27, A23, and M23, making it an ideal spot for commuters. Local amenities, including parks, playgrounds, and shops, are within easy reach, while Brighton city centre and the mainline station are approximately three miles away. Preston Park train station is just 1.4 miles away, adding to the convenience of this exceptional home.

## Glen Rise



Approximate Gross Internal Area = 119.66 sq m / 1288.01 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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