

Jack Taggart & Co

RESIDENTIAL SALES

GABLESON AVENUE, BN1 5FG

GUIDE PRICE £750,000

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Gablesen Avenue is situated in one of the most prestigious locations of the Withdean area perfectly positioned between the South Downs National Park and the city. Within walking distance is Preston Park railway station providing excellent transport and commuter links to London and the A23 is reached with easy access by car, nearby local schools are exceptional. You are a 10 minute drive from the city centre and seafront.

Jack Taggart & Co are please to present to you this absolutely stunning 5 bedroom detached property with newly renovated aspects, spread across 3 floors with over 1,700 sq ft. Comprises a driveway with parking for two cars.

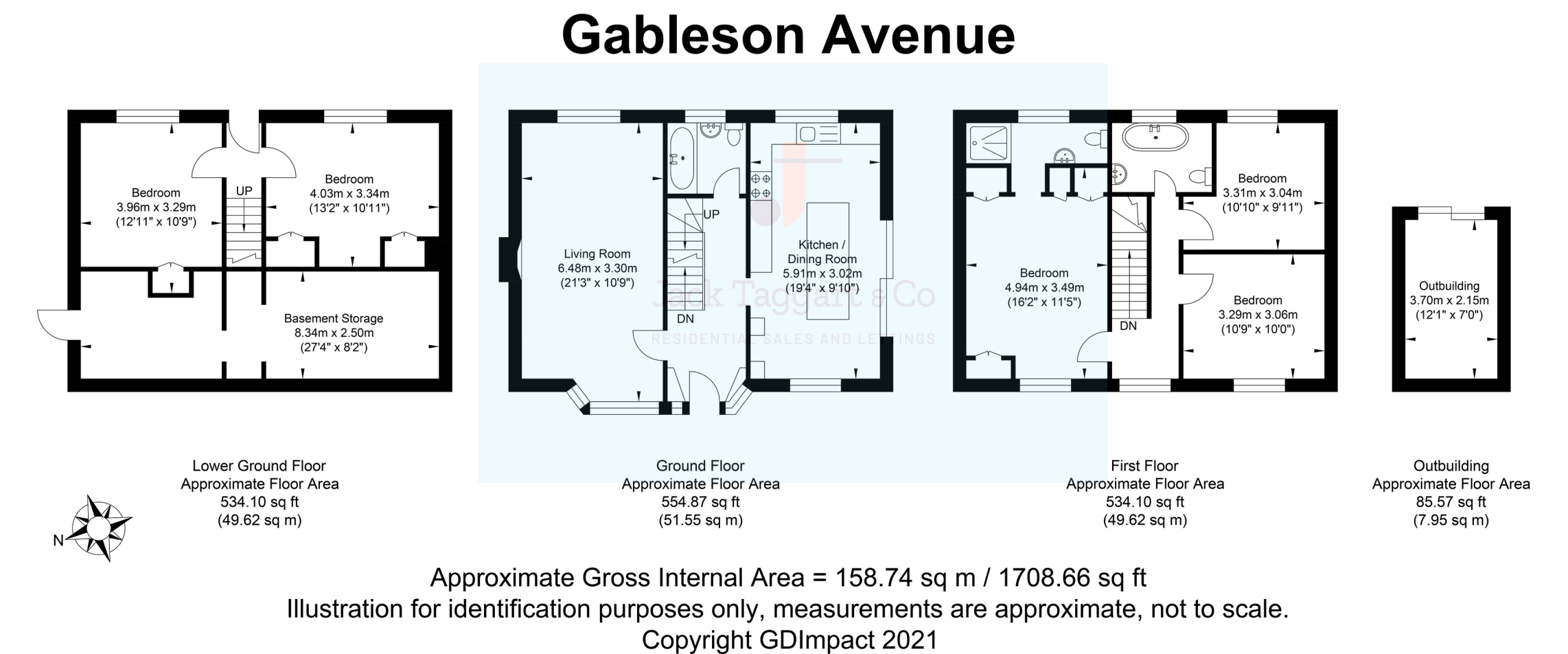
As you enter the property to the left you are welcomed with a huge living room area, beautifully presented with wooden flooring and a traditional working fireplace, extensive windows on both ends of the room letting in gorgeous natural lighting throughout the day. To the right of the ground floor is the kitchen/dining room, a show stopping feature to the property, with a sizeable island in the centre of the kitchen (including an intergraded wine fridge) A newly renovated wrap around kitchen with storage above and below the marble worktops. This room breathes fresh air and brightness due to the exceptional glass bi-fold doors leading out onto the private garden. Also on this floor is 1 of 3 bathrooms, this includes a shower over bath, sink and W/C.

The first floor of the property offers the master bedroom suite with gorgeous high vaulted ceilings and integrated storage space which allows for this unique doorway to the en-suite. The en-suite consists of a beautiful walk in rainfall shower, sink, W/C and glorious views over Withdean rooftops. In addition to this, two more bedrooms are on this level they are well sized and one is currently used as an office space/walk in wardrobe - perfect for a someone who works remotely. Family bathroom also on this level including a contemporary free standing bath.

Taking you down to the lower ground floor are two well proportioned double bedrooms, with integrated storage space and a light airy feel to them. From this level there is additional private access to the lower landscaped garden.

The garden of this property is layered across 2 levels, the top being part grass and part decking, more than comfortably adding seating and tables, this is the perfect space for hosting dinner parties and socialising in the summer with friends and family and offers the more gorgeous view over the rooftops. If you venture down the stairs to the lower garden it's a huge area excellent for children's furniture and garden toys. Also includes a sizeable outer building which is great for ample storage. You can access the garden from the ground and lower ground floor, there is also a side entrance from the front of the house. It is incredibly private so you can relax in peace.

This is an extremely unique and rare property to be on the market, viewings are HIGHLY recommended.



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