



Tongdean Lane, Brighton

Offers over £1,250,000

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# Tongdean Lane, Brighton, East Sussex, BN1 5JE

We are thrilled to bring to market this high end, new build detached home offering generous living space across three floors. This striking property features an impressive open-plan ground floor, four/five bedrooms, three bathrooms, landscaped gardens, and a large private driveway — all finished to a neutral, high standard, with shutters throughout — all ready for you to put your mark on it! In addition, the house is chain free!

The property opens into a welcoming open-plan kitchen, dining and living room which spans the full width of the house, featuring bi-fold doors leading directly to a lovely, decked terrace and then into the sunny garden. The modern kitchen includes a large central island with breakfast bar, high-spec integrated appliances behind soft close units, and granite worktops — ideal for entertaining and family living.

To the front of the house, there is fifth bedroom/study which offers a versatile additional space — perfect for home working, a playroom or snug.

A large separate utility room/WC provides practical storage and laundry facilities, completing the ground floor layout.

The master bedroom on the first floor is particularly impressive, featuring its own balcony with lovely views, a luxurious ensuite, and a dressing area. Two further well-proportioned double bedrooms share a stylish family bathroom with bath and shower over.

The top floor offers an additional double bedroom with eaves storage and access to a modern shower room, providing an ideal guest suite or teenager's retreat.

To the front, the property benefits from a large driveway, offering ample off-street parking for multiple vehicles.

To the rear, a landscaped garden provides a peaceful outdoor space with patio and lawned areas — perfect for family gatherings and summer entertaining.

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## Location

Tongdean Lane is in a prime residential area of Hove, close to excellent road links providing access to Brighton city centre, from this location there is easy access to the A23 and A27 for commuters and for neighbouring towns and villages. The South Downs Nation Park (AONB) is close proximity, ideal for long walk's in the countryside.

## Additional Information

EPC rating: B

Internal measurements: 2,181 Sqft / 202.6 Sqm

Tenure: Freehold

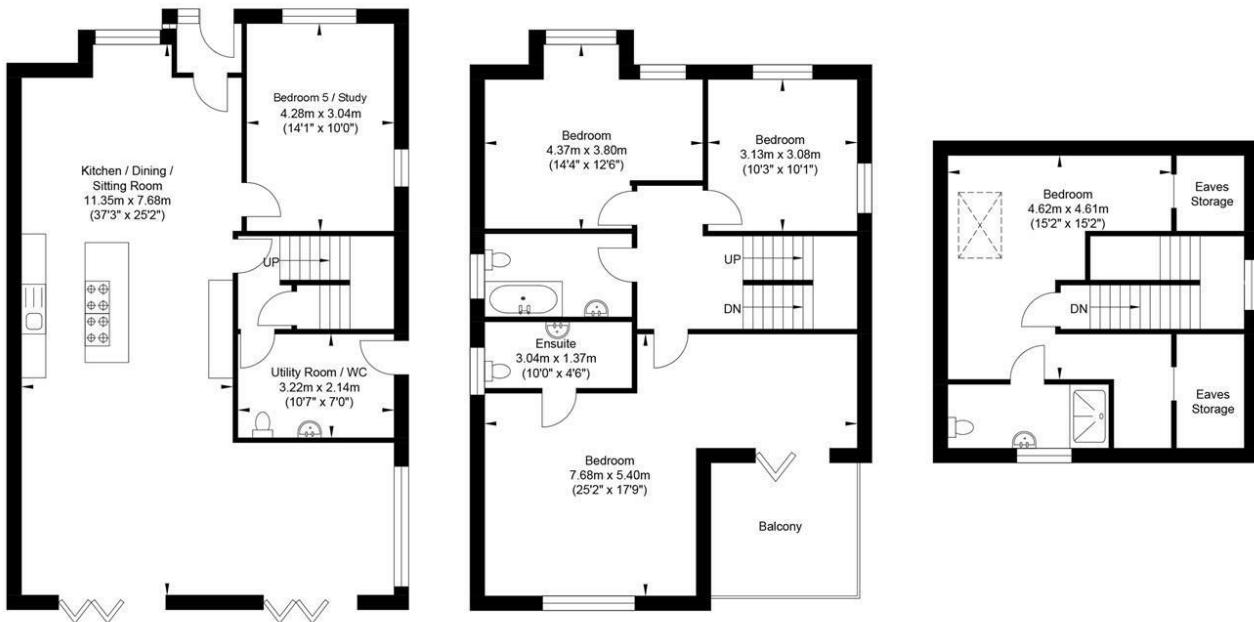
Council tax band: G







## Tongdean Lane



Ground Floor  
Approximate Floor Area  
955.0 sq ft  
(88.7 sq m)

First Floor  
Approximate Floor Area  
788.0 sq ft  
(73.2 sq m)

Second Floor  
Approximate Floor Area  
438.0 sq ft  
(40.7 sq m)

Approximate Gross Internal Area = 202.6 sq m / 2181.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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