



Gatton Park Lane

Brighton

Guide Price £700,000 – £750,000





Set within a private cul de sac on the sought after and exclusive Moderno development, this stunning four double bedroom townhouse enjoys breathtaking views across a central green towards the South Downs and beyond. Arranged over three generous floors, the property offers contemporary open plan living, excellent room proportions and a high quality finish throughout, making it ideally suited to a wide range of buyers.

The ground floor welcomes you with a spacious entrance hall and a useful cloakroom, leading through to an impressive open plan living space. The luxury fitted kitchen features newly installed latte coloured cupboards, integrated appliances, new downstairs flooring, and flows seamlessly into the main living and dining area. Bi fold doors open directly onto the landscaped rear garden, creating a superb space for both everyday living and entertaining.

On the first floor are two well proportioned double bedrooms, one benefiting from Juliette balconies overlooking the green, along with a stylish family bathroom. The top floor is home to the principal bedroom, complete with fitted wardrobes, a modern en suite shower room and a private balcony which is a real highlight of the home, offering a wonderful elevated outlook and an ideal space to relax. The fourth double bedroom is also located on this floor and benefits from double French doors, providing excellent flexibility for use as a bedroom, home office or guest suite.







Outside, the south east facing rear garden has been thoughtfully landscaped and offers a good level of privacy. The property further benefits from eco friendly solar panels and two allocated parking spaces within a private gated car park, along with ample visitor parking.

#### **In the Local Area**

Located in the popular Westdene area, the home enjoys easy access to the South Downs and nearby green spaces, while Withdean Sports Complex is close by. Brighton and Hove city centres are easily accessible, with convenient transport links, access to the A27, and Preston Park mainline station approximately a mile away. Westdene Primary School is also within easy reach.

#### **Further Information**

This property has been allocated Council Tax band B which was charged at £3,001.52 for 2025/26.

EPC rating - D

Council Tax - E

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking - Not currently a controlled parking zone.

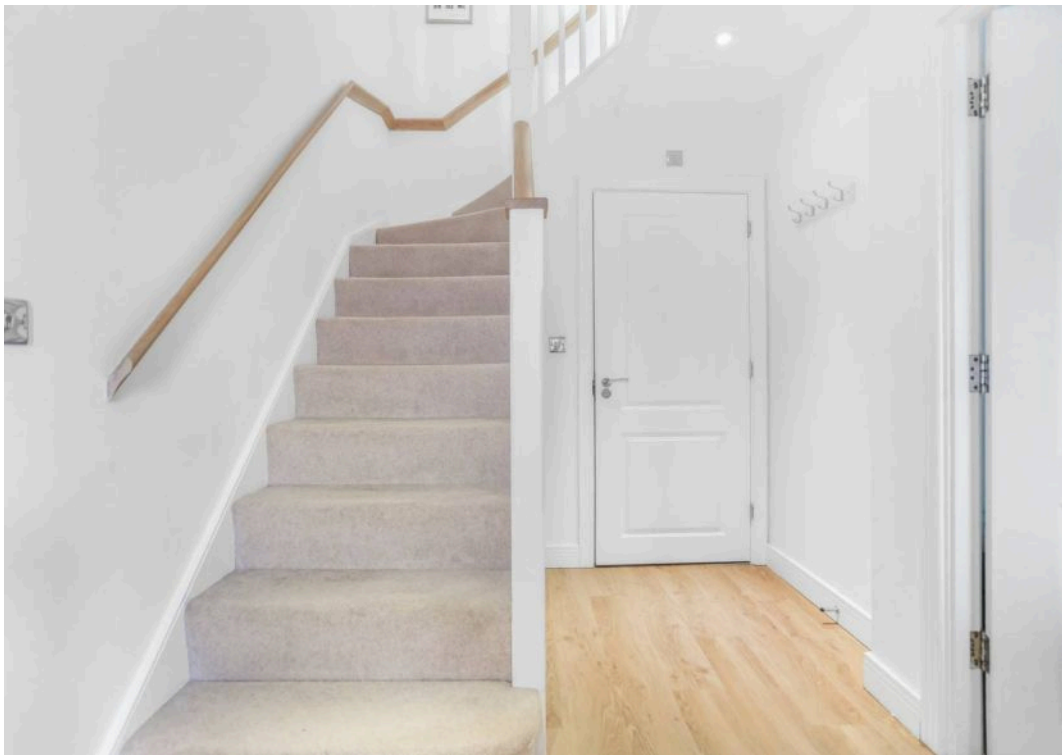
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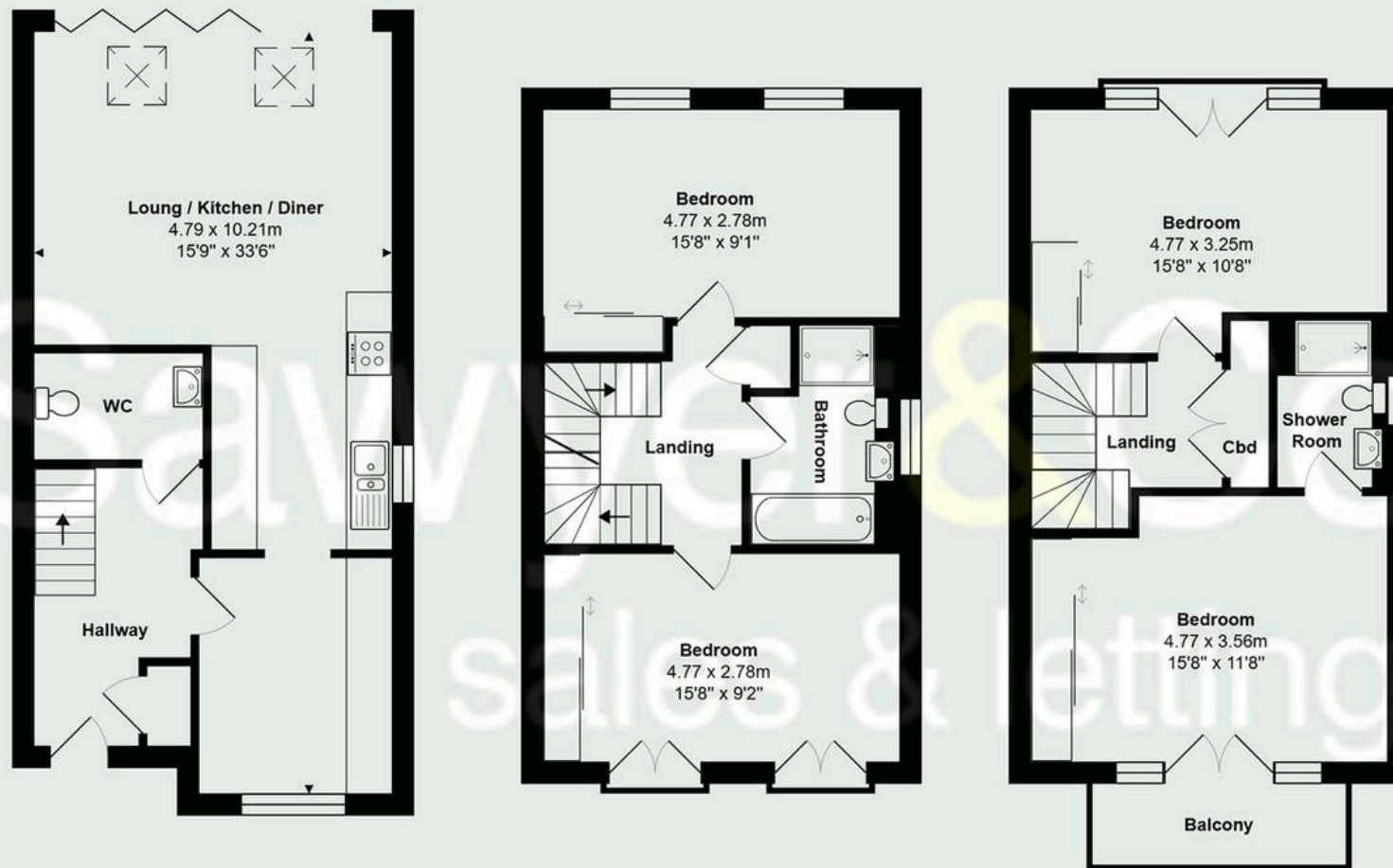












Total Area: 131.0 m<sup>2</sup> ... 1410 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.





## Sawyer & Co– Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.