

# The Park Mews, Withdean

Brighton

Guide Price £625,000 - £675,000



## The Park Mews

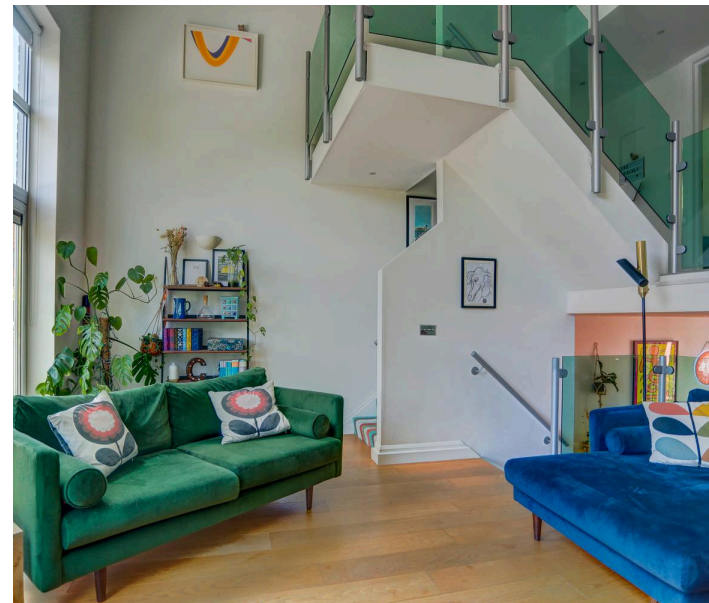
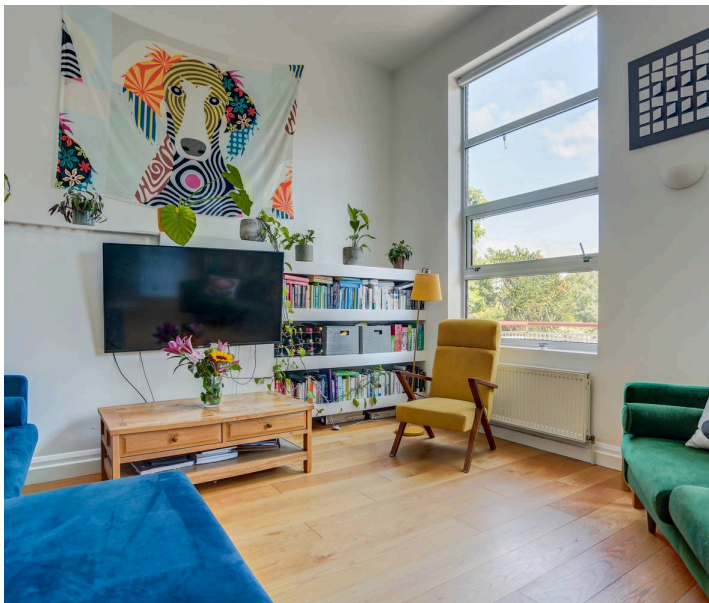
Brighton

Discreetly located just off London Road, adjacent to Withdean Park, less than a mile from Preston Park train station; an attractive TERRACED PROPERTY with THREE BEDROOMS, a beautifully landscaped SOUTH WEST FACING GARDEN, TWO BALCONIES and a DOUBLE GARAGE.

Uniquely arranged over four floors, this very well-presented terraced house is an excellent size measuring almost 1,650sqft/152sqm. The property is accessed via a communal entrance shared with one other neighbour, leading up from the integral garage.

This well-laid out family home is briefly comprised of a dual-aspect multi-level lounge, contemporary kitchen, and dining room, three double bedrooms and two bathrooms. The main suite encompasses the entire third floor and boasts a contemporary en-suite shower room and a south west facing balcony that overlooks the garden below. There is also a fantastic amount of eaves storage space. The property has been finished to a high standard throughout.

A beautifully landscaped rear garden is accessible from the kitchen/dining room and faces south west; perfect for summer barbeques with friends and family. An internal double garage completes this lovely home.





### **In The Local Area**

Only moments from Withdean Park, this lovely home is conveniently located for easy access to both Preston Park mainline station and the A27/A23. Regular bus services run into the centre of Brighton and Hove, the seafront, out to Devil's Dyke and onto the outlying villages. Patcham Village, Preston Drove, and London Road have a large variety of shops, bars and restaurants.

Whilst nearer to home, a local parade of shops on Eldred Avenue includes a post office, chemist, a butcher and a deli/cafe. For those who like to practise their swing Hollingbury Golf Course is nearby and the greenery and breathtaking vistas of the South Downs are within easy reach. When it comes to schools the ever-popular Varndean College is only a short walk along Surrenden Road, while Dorothy Stringer, Downs View Link College, Balfour Primary School, Varndean School and BHASVIC are all easily accessible.

### **Further Information**

The property has a double garage.

Currently, the property is in Council Tax band F, which was charged at £3,725.86 for 2026/27.

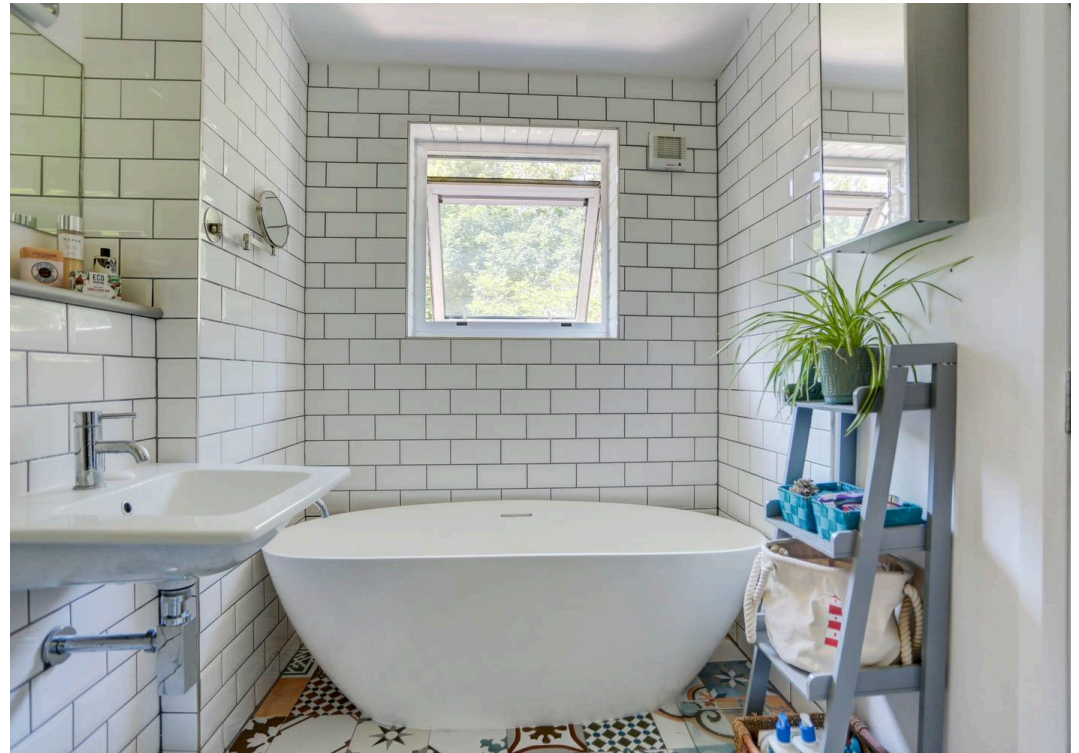
EPC rating - C

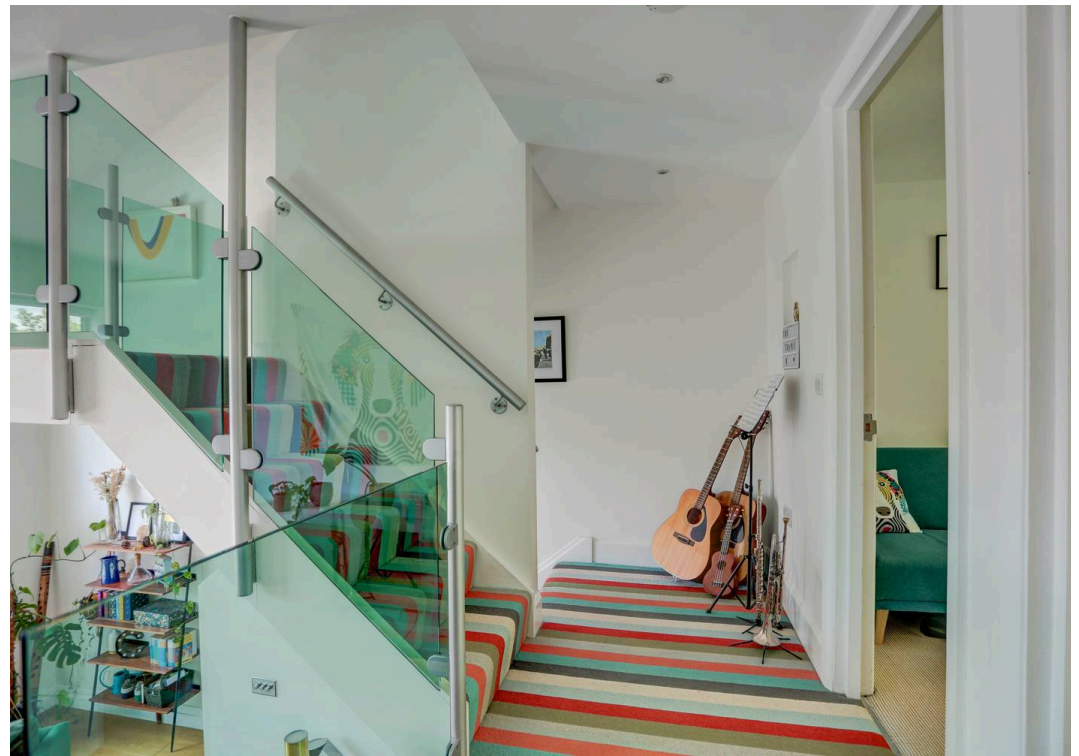
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

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

This information has been provided by the seller. Please obtain verification via your legal representative.

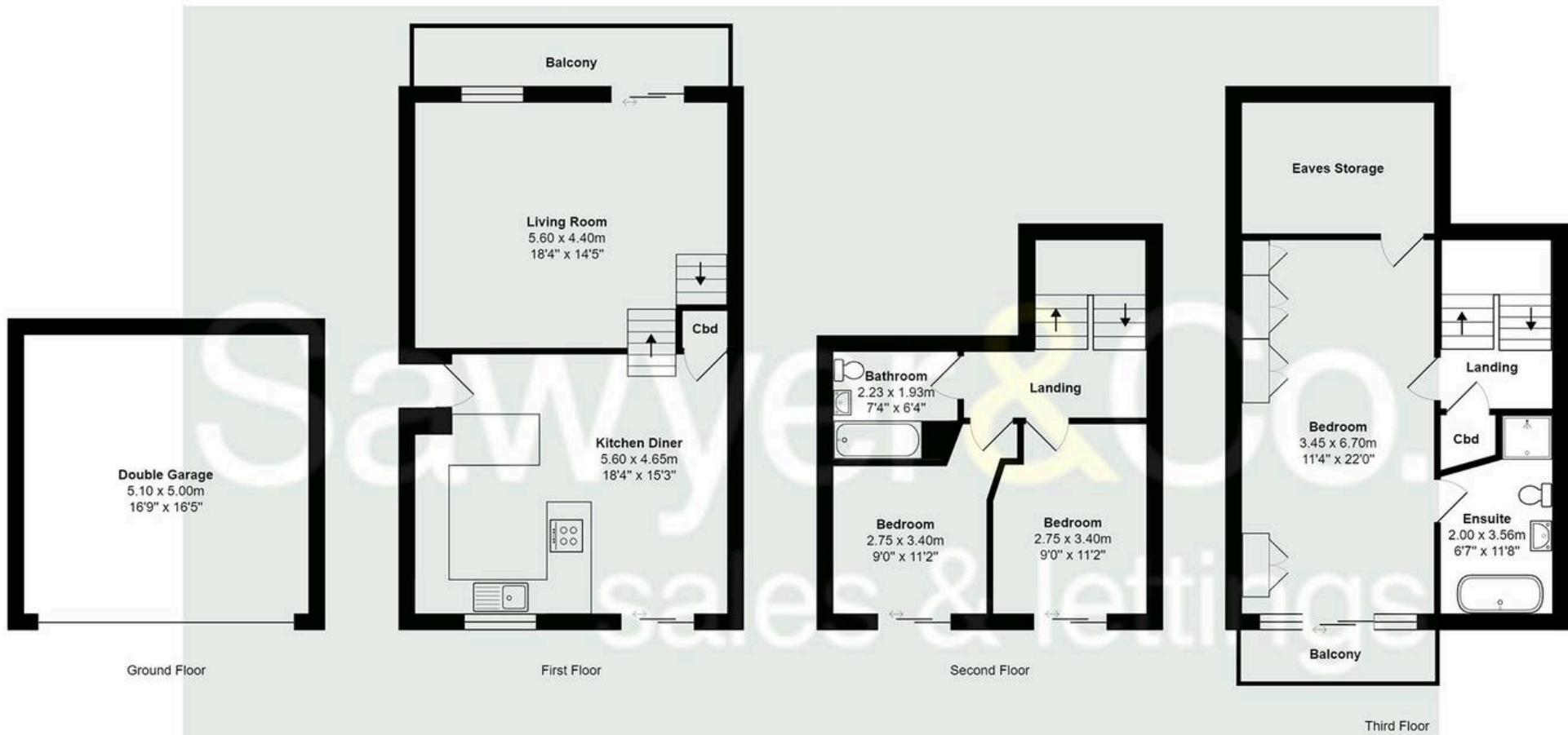












Total Area: 152.0 m<sup>2</sup> ... 1637 ft<sup>2</sup> (excluding balcony)

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.