



**Friar Road, Brighton, BN1 6NG**

Price £1,299,000







# Friar Road, Brighton, BN1 6NG

## The Property

Nestled in the highly sought-after locale of Friar Road, this truly impressive four double bedroom detached house presents an exceptional opportunity for discerning buyers seeking a substantial family home. Boasting a generous internal footprint of 2377 square feet, this property combines spacious living with a meticulously maintained finish, all set within a desirable neighbourhood. The vendor is suited, ensuring a potentially smoother transaction.

Upon entering, you are immediately greeted by a sense of space and quality. The ground floor is thoughtfully laid out, providing versatile living areas perfect for both everyday family life and entertaining. The heart of the home is undoubtedly the magnificent 22' x 20' living room, a truly expansive space bathed in natural light. This room offers ample scope for various furniture arrangements, creating distinct zones for relaxation and socialising. A seamless transition from the living room leads directly into a charming conservatory, providing an additional reception area that can be enjoyed year-round, offering delightful views of the rear garden and serving as a tranquil retreat.

Adjacent to the main living area, the property features a well-appointed kitchen, designed for both functionality and style. This culinary space is complemented by a separate utility room, an invaluable asset for modern family living, offering practical solutions for laundry and additional storage, helping to keep the main kitchen area clutter-free.











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The ground floor also benefits from a dedicated dining room, providing an elegant setting for formal meals and family gatherings. This room offers ample space for a large dining table, making it ideal for entertaining guests.

Ascending to the upper floors, the property continues to impress with its generous proportions and thoughtful design. There are four genuine double bedrooms, each offering comfortable and private accommodation. These spacious bedrooms provide ample room for double beds, wardrobes, and additional furniture, catering perfectly to a growing family or those requiring guest accommodation or a dedicated home office space. The principle bedroom, in particular, is a sanctuary of comfort, likely featuring ample storage and a serene atmosphere.

One of the standout features of this property is its exceptional bathroom facilities. In addition to a convenient ground floor WC, the first floor boasts a substantial 21' family bathroom, offering luxurious space and potential for a spa-like experience. Furthermore, two of the four double bedrooms benefit from their own en-suite facilities, providing unparalleled convenience and privacy for residents and guests alike. This abundance of bathrooms ensures that morning routines are stress-free and offers a high degree of comfort for all occupants.

Externally, the property truly excels, offering a superb outdoor living experience. The rear garden is a particular highlight, being beautifully well-stocked and meticulously maintained. It provides a vibrant and colourful backdrop, offering a peaceful oasis for relaxation and outdoor activities.







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The garden features a raised south-facing patio, an ideal spot for al fresco dining, sunbathing, and entertaining during the warmer months, benefiting from abundant sunshine throughout the day. Complementing the patio, there is a separate decked area, offering another versatile space for outdoor seating or a children's play area. The thoughtful landscaping and mature planting create a private and serene environment, perfect for unwinding after a long day.

Practical considerations are also well catered for, with off-road parking available, ensuring convenience. The property's location on Friar Road is highly desirable, offering excellent access to local amenities, including a range of shops, supermarkets, and eateries. Families will appreciate the close proximity to reputable schools, catering for all age groups. Commuters will benefit from convenient transport links, with easy access to major road networks and public transport options, facilitating travel to surrounding towns and cities. Green spaces and parks are also within easy reach, providing opportunities for leisurely strolls, dog walking, and outdoor recreation.

This impressive detached house is not just a home; it's a lifestyle choice, offering space, comfort, and convenience in a prime location. The generous 2377 sqft of living space ensures that every member of the family has room to thrive, while the well-maintained interiors mean that the property is ready for immediate occupation.











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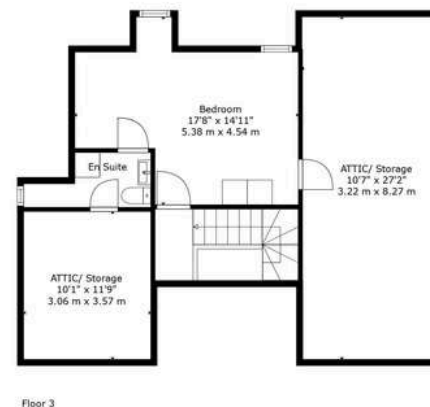
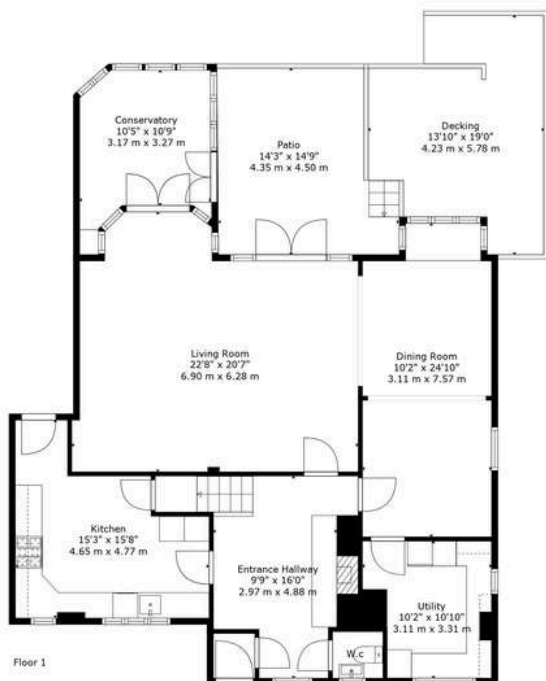
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**TOTAL: 2377 sq. ft, 221 m2**  
FLOOR 1: 1143 sq. ft, 106 m2, FLOOR 2: 969 sq. ft, 90 m2, FLOOR 3: 265 sq. ft, 25 m2  
EXCLUDED AREAS: UNDEFINED: 127 sq. ft, 12 m2, DECKING: 207 sq. ft, 19 m2, PATIO: 187 sq. ft, 17 m2,  
LOW CEILING: 208 sq. ft, 20 m2, ATTIC/ STORAGE: 239 sq. ft, 23 m2  
WALLS: 234 sq. ft, 19 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Performance Certificate

Agents Notes  
Tenure Freehold  
Council Tax Band F

*EPC TO  
FOLLOW*



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