



House - Detached (EPC Rating: D)

**5 SYCAMORE CLOSE, BRIGHTON, BN2 6SJ**

**£2,500**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 4 Bedroom House - Detached located in Brighton

\*\*\* OFF STREET PARKING // GARDEN OFFICE // AVAILABLE JULY \*\*\*

Aston Vaughan are delighted to bring to the market this charming suburban home in Woodingdean, just a stone's throw away from the vibrant city of Brighton.

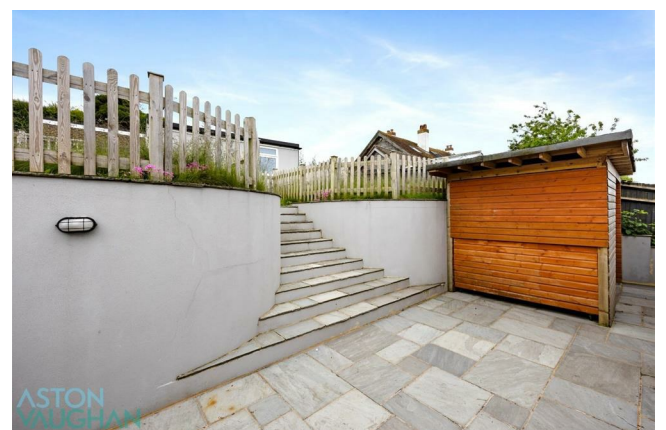
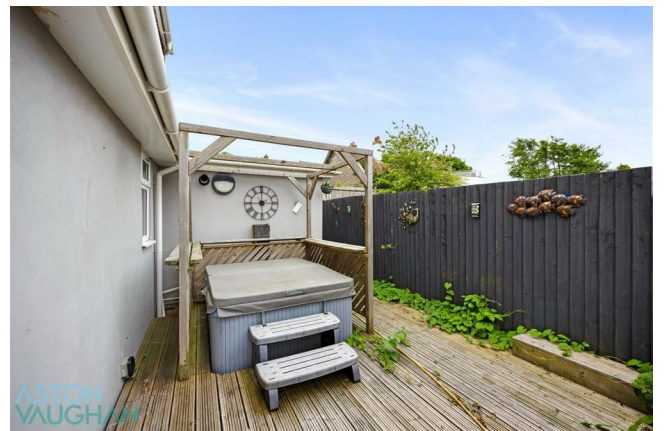
Step inside this ideal family home boasting four generously sized double bedrooms, one with its very own en-suite shower room.

You'll be greeted by a separate living room with access to the garden and a large open plan kitchen/diner, ideal for entertaining guests.

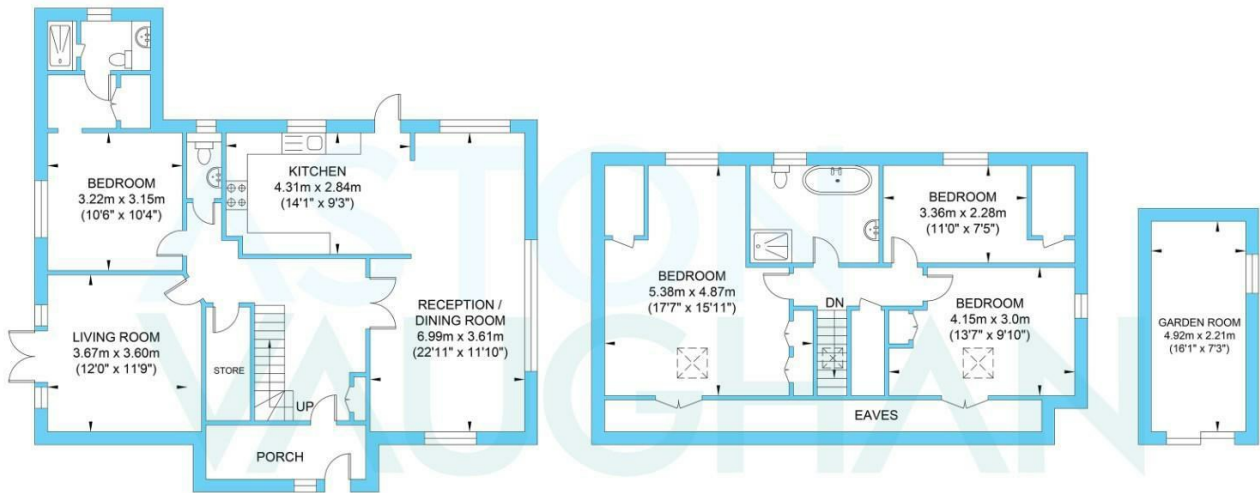
The property, adorned in a white and bright palette throughout, exudes a sense of modern elegance and provides a blank canvas ready for a tenant to elevate with their own fixtures & fittings.

To the front, the property benefits from a convenient driveway with space for two cars, a tranquil garden office, and the real star of the show: a delightful hot tub nestled in the patio area, offering the ultimate relaxation spot.

Available Unfurnished, ready for occupation July 2025!



# Sycamore Close



Ground Floor  
Approximate Floor Area  
950.88 sq ft  
(88.34 sq m)

First Floor  
Approximate Floor Area  
729.25 sq ft  
(67.75 sq m)

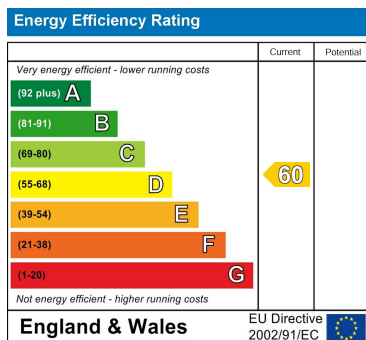
Outbuilding  
Approximate Floor Area  
117.0 sq ft  
(10.87 sq m)

Approximate Gross Internal Area = 166.96 sq m / 1797.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**D**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.