



*Karibu House,*  
Patcham, BN1

mishons



# Welcome to Karibu House, an exquisite property nestled in the charming Withdean area of Brighton...

Boasting four spacious bedrooms, two reception rooms, a separate kitchen leading onto a delightful garden, and a convenient garage, this home offers a perfect blend of modern comfort and timeless elegance.

As you step inside, you'll be greeted by the character-filled interiors adorned with beautiful wooden beams meticulously maintained throughout. From these rustic beams to elegant fireplaces, every detail exudes charm and sophistication.

The two reception rooms provide versatile spaces for entertaining guests or unwinding with family, while the well-appointed kitchen offers ample room for culinary endeavors and seamless access to the outdoor oasis—a tranquil garden retreat perfect for al fresco dining or enjoying the sunshine.

With ample off-street parking available, including a garage, convenience is at your doorstep, allowing you to explore the vibrant city of Brighton at your leisure. Situated just a stone's throw away from Preston Park and its nearby station, commuting becomes effortless, connecting you to various destinations with ease.

Don't miss out on this exceptional opportunity to own a unique residence in a sought-after location. Whether you're seeking a family home or an investment opportunity, Karibu House promises a lifestyle of comfort, convenience, and undeniable charm. Schedule your viewing today and make this extraordinary property your own.

 OIEO

£975,000

4



2



3



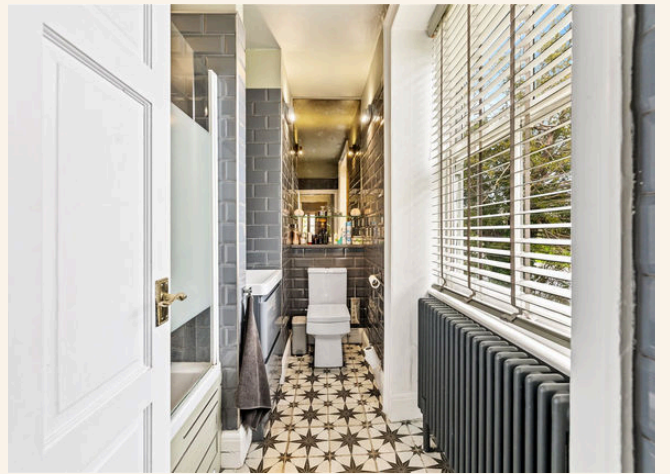
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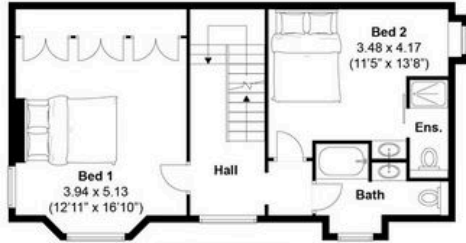




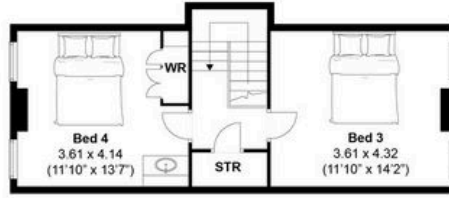
TOTAL FLOOR AREA:  
2499 sq. ft. (232 sq. m.) approx

London Road, Patcham  
Approximately 232 sqm (2499 sqft)

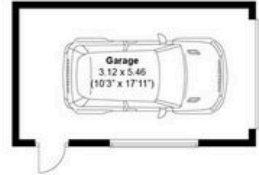
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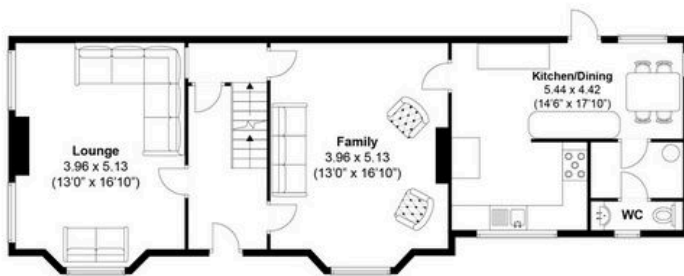
FIRST FLOOR



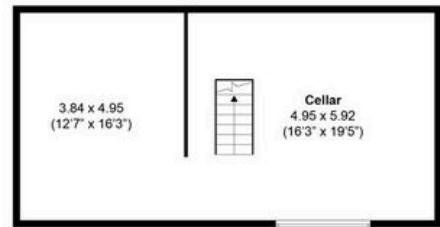
SECOND FLOOR



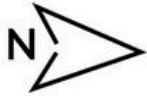
(NOT IN POSITION)



GROUND FLOOR



LOWER GROUND FLOOR



**Disclaimer:**

The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.

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# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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### *Mishons* & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.





Whatever you're looking for...  
*We'll help you find it.*

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