

**Spencer
& Leigh**



26 Brangwyn Avenue, Brighton, BN1 8XG

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Guide Price £1,000,000 - £1,100,000 Freehold

- Spacious detached family home
- Five first floor bedrooms & two bathrooms
- Private driveway & garage
- No ongoing chain
- Lounge & separate dining room
- Family room & conservatory
- Generous kitchen breakfast room
- Office/study on the first floor
- Large loft space with roof light
- Private level lawned rear garden

GUIDE PRICE £1,000,000 - £1,100,000

Offered for sale with no ongoing chain is this attractive detached home which has been cleverly extended to boast five good size bedrooms and two bathrooms all located on the first floor, which is a rare find. Equally the ground floor is just as large with a spacious hallway, ground floor cloakroom, living room, dining room, family room, fitted kitchen and conservatory. Our floor plan shows living space measuring in excess of 217 metres square. When the current owner planned the extension he wanted a garage that he could comfortably drive his car into and open the doors without a squeeze and even installed a utility space with a sink unit and radiator to keep his pride and joy warm. He also wanted an office within the home which is also located on the first floor, this could easily work as a laundry room or additional bedroom if required. The property features a private driveway with vehicle parking and a private level lawned rear garden. Other points worthy of a mention include double glazing, gas central heating, delightful views from the rear of the property and an alarm. Exclusive to Spencer & Leigh, viewing highly recommended.

Council Tax Band F: £3,377.19 2024/2025



Brangwyn Avenue is a highly sought after location with excellent commuter links to the cities of Brighton and London via the A23 and Preston Park mainline railway station. Patcham Old Village is a short walk away along with its charming shops and eateries. Popular schools catering for all ages are within walking distance.

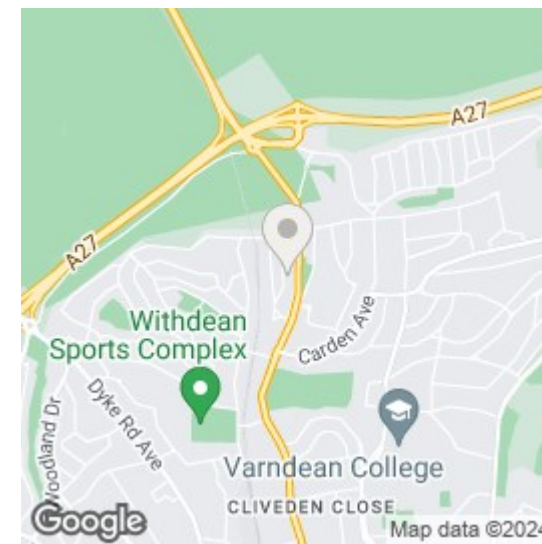


Entrance
 Entrance Hallway
 Lounge
 18'5 x 14'7
 Dining Room
 14'2 x 11'
 Family Room
 14'7 x 10'
 Conservatory
 13' x 10'5
 Kitchen
 13'3 x 11'3
 G/F Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 14'7 x 13'7
 Bedroom
 14'6 x 10'10
 Bedroom
 12'2 x 12'1
 Bedroom
 12'1 x 10'1
 Bedroom
 10'2 x 8'4
 Study
 12'6 x 6'8
 Family Bathroom
 Family Shower Room/WC
 OUTSIDE
 Rear Garden
 Garage
 16'10 x 11'

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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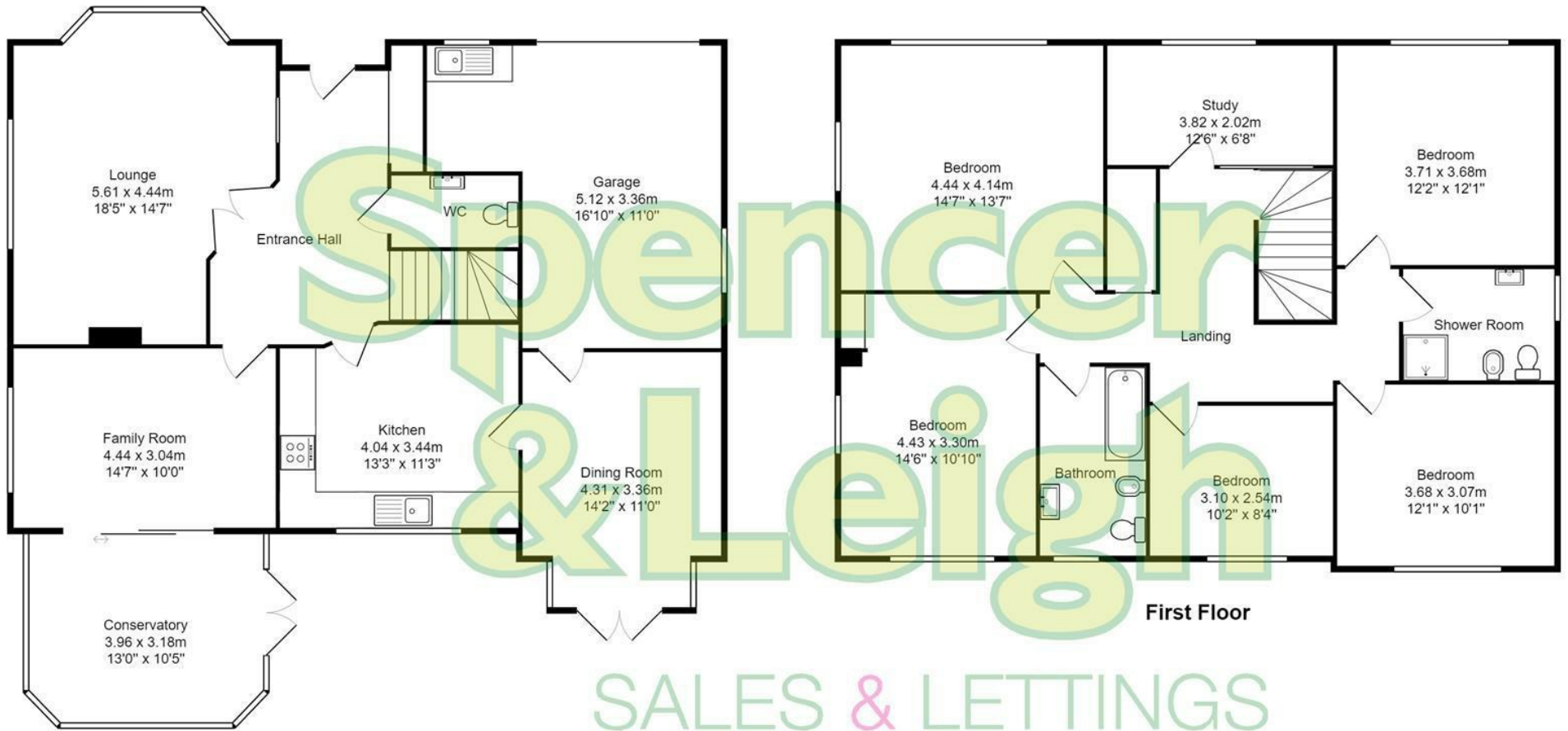


Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

First Floor

Total Area: 217.0 m² ... 2336 ft²

All measurements are approximate and for display purposes only.