



52 Brangwyn Avenue, Brighton, BN1 8XG

Spencer  
& Leigh



52 Brangwyn Avenue,  
Brighton, BN1 8XG

Price £799,950 - Freehold

- Detached family home
- Three first floor double bedrooms
- Dual aspect living room
- Separate dining room
- Double glazed conservatory
- Modern fitted kitchen
- Ground floor cloakroom
- Private drive, parking & integral garage
- No ongoing chain, double glazing, central heating
- Easy to maintain rear garden

Located in the popular district of Brangwyn on the fringe of Brighton and the South Downs National Park is this chain free family home boasting generous living space, private driveway, parking & an integral garage. The property is light, bright and ready for a new family to simply move in. Arriving at the entrance a large porch provides access to the house and is an ideal space for coats shoes and a buggy. Moving inside the living room has a pleasant dual aspect and is bathed in light from the South/Westerly orientation leading through to a separate dining room with sliding patio doors and a spacious double glazed conservatory beyond which has delightful views over the rear garden. There is a fitted kitchen with built in units and space for undercounter appliances. Also on the ground floor is a modern cloakroom with a white suite. Rising to the first floor a spacious hallway provides access to three good size double bedrooms all with built in wardrobe cupboards. Down the hall is a modern shower room/WC housing an oversized shower cubicle. Outside is an easy to manage rear garden with a patio and timber garden shed. At the front is a block paved private driveway with parking for a couple of cars. There is a good size integral garage which could be opened up from the hallway and subject to appropriate consent, be converted into a habitable room. Exclusive to Spencer & Leigh, viewing highly recommended.



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  
 Living Room  
 17' x 11'5  
 Dining Room  
 11'5 x 8'10  
 Conservatory  
 14'5 x 11'9  
 Kitchen  
 15'8 x 8'10  
 G/f Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 16' x 11'5  
 Bedroom  
 13'5 x 9'11  
 Bedroom  
 11'9 x 11'5

Family Shower Room/WC

OUTSIDE

Rear Garden

Garage  
 20' x 8'10

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Driveway & un-restricted on street parking

Broadband: Standard 16Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer & Leigh**

# Brangwyn Avenue



Ground Floor  
Approximate Floor Area  
991.57 sq ft  
(92.12 sq m)

First Floor  
Approximate Floor Area  
662.30 sq ft  
(61.53 sq m)

Approximate Gross Internal Area = 153.65 sq m / 1653.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.