

**Spencer  
& Leigh**

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01273 565566  
[www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)  
**FOR SALE**

**2 Brangwyn Way, Brighton, BN1 8XA**



2 Brangwyn Way,  
Brighton, BN1 8XA

Price £750,000 - Freehold

- Attractive detached house
- Four good size bedrooms
- Impressive 23' kitchen/breakfast room
- Beautiful lounge & separate dining room
- Conservatory overlooking garden
- Useful utility room
- En-suite bathroom & separate shower room
- Secluded west facing rear garden
- Private off road parking
- No chain, viewing recommended

#### PRICE REDUCED- NO ONGOING CHAIN

This stylish family home, nestled in a desirable location on the sought-after Brangwyn estate, must be seen to be fully appreciated. The interior features a neutral, contemporary theme that beautifully complements the property's character.

We were particularly impressed by the 23' kitchen/breakfast room, which has recently been updated to provide an excellent space for entertaining family and friends. The ground floor also includes a spacious lounge, a separate dining room, and a conservatory, adding versatility to the living areas. Additionally, there is a separate utility room and a cloakroom on the ground floor.

All four generously sized bedrooms are located on the first floor. The master bedroom includes an en-suite bathroom, while the other three bedrooms are served by a separate shower room.

The secluded rear garden offers a fantastic westerly aspect and is designed for low maintenance. There is ample off-road parking available on a block-paved driveway.

Planning permission was previously granted in 2007 for extending the property under application BH2007/01444. The lapsed plans can be viewed via Brighton & Hove's Planning Portal.

Conveniently, commuter links to both Brighton and London are easily accessible, as are the amenities in nearby Old Patcham Village and several popular schools. Viewing is highly recommended.



Brangwyn Way 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  
 Sitting Room  
 16'1 x 12'1  
 Dining Room  
 11'10 x 9'10  
 Kitchen/Breakfast Room  
 23'9 x 12'8  
 Utility Room  
 16'1 x 8'10  
 Conservatory  
 11'8 x 7'9  
 G/f Cloakroom  
 Stairs rising to First Floor

Bedroom  
 16'1 x 12'10  
 En-suite Bathroom/WC  
 Bedroom  
 12'2 x 7'11  
 Bedroom  
 12'2 x 7'11  
 Bedroom  
 10'2 x 7'7

Family Shower Room/WC  
 OUTSIDE  
 Rear Garden


Property Information  
 Council Tax Band F: £3,377.19 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Private Driveway and un- restricted on street parking  
 Broadband: Standard 16 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps 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>		80
(69-80) <b>C</b>	69	
(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 	

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## Brangwyn Way, Brighton



Approximate Gross Internal Area = 150.40 sq m / 1618.89 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.