

Spencer  
& Leigh



48 Brangwyn Drive, Brangwyn, Brighton, BN1 8XD



## 48 Brangwyn Drive, Brangwyn, Brighton, BN1 8XD

Price £799,950 - Freehold

- Extended detached family home in popular location
- Three first floor double bedrooms
- 32' dual aspect lounge/dining room
- 18' extended kitchen/breakfast room
- Separate utility room & cloakroom
- Feature galleried landing
- Potential for en-suite to one bedroom
- Stylish family bathroom with shower
- Private driveway, parking & integral garage
- Child friendly lawned rear garden

Located in the popular district of Brangwyn, this extended detached family home does not disappoint. The property features a full width rear extension which touches both the large lounge dining room, spacious kitchen and separate utility room. The living room features three zones ideal for family living with a pleasant dual aspect and direct access to the patio and rear garden. The generous kitchen is equipped with modern fitted units, built in appliances and plenty of cupboards, storage and work top space. For convenience there is a separate utility for domestic appliances and separate ground floor cloakroom. On the first floor is a feature galleried landing which provides access to the three double bedrooms. One of the bedrooms benefits from a walk in wardrobe which could be converted to an en-suite facility. The family bathroom is well equipped with a modern white stylish suite and the advantage of both a bath and separate shower. Outside is a child friendly rear garden and patio with fenced boundaries. The front of the property provides private off street parking with a driveway providing access to a spacious integral garage. The property is exclusive to Spencer & Leigh with viewing being highly recommended.



Brangwyn Drive 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  
14'7 x 11'3  
Dining Room  
19'5 x 11'2  
Kitchen  
19'5 x 10'8  
Utility Room  
8'10 x 5'10  
G/f Cloakroom  
Stairs rising to First Floor  
Bedroom  
14'7 x 11'2  
Bedroom  
13'3 x 8'8  
Bedroom  
11'3 x 8'10  
Family Bath/Shower Room WC  
Store/Wardrobe  
OUTSIDE  
Rear Garden  
Garage  
25'1 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, Private driveway and un-restricted on street parking  
Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		EU Directive 2002/91/EC

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# Brangwyn Drive



Ground Floor  
Approximate Floor Area  
1019.66 sq ft  
(94.73 sq m)



First Floor  
Approximate Floor Area  
685.55 sq ft  
(63.69 sq m)

Approximate Gross Internal Area (Including Garage) = 158.42 sq m / 1705.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.