

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

## Price £775,000 - 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

Dining Room

Kitchen 19'5 x 10'8

Utility Room 8'10 x 5'10

G/f Cloakroom

Stairs rising to First Floo

Bedroom 14'7 x 11'2

Bedroom

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: £3,547.26 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private driveway and un-restricted on street parking

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.

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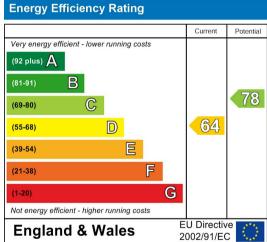








Council:- BHCC Council Tax Band:- F





## **Brangwyn Drive**



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