

17 Brangwyn Way, Brangwyn, Brighton, BN1 8XA

Spencer  
& Leigh



17 Brangwyn Way, Brangwyn,  
Brighton, BN1 8XA

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

- Substantial detached family home
- Four first floor bedrooms
- Family bathroom, ensuite, ground floor cloakroom and ground floor walk in shower room
- Delightful lounge with feature bay window & ornate fireplace
- Separate dining room with French doors to the garden
- Double glazed conservatory & utility space
- Shaker style fitted kitchen with range cooker
- Private driveway with parking and integral garage
- Mature gardens with heated swimming pool
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £1,000,000 - £1,100,000

Located in a desirable area on the fringe of Brighton is this substantial detached family home which offers an impressive living space of 1,893 square feet. With its charming exterior and well-thought-out layout, this property is perfect for families seeking comfort and convenience.

Upon entering, you are greeted by three spacious reception rooms, including a welcoming lounge, a separate dining room, and a delightful double-glazed conservatory that invites natural light and provides a lovely view of the garden. The ground floor is designed for both relaxation and entertaining, making it an ideal space for family gatherings and social events.

The first floor boasts four generously sized bedrooms, providing ample space for family members or guests. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property features a mature rear garden, complete with a swimming pool, offering a perfect retreat for those warm summer days. The private driveway allows for stressless parking complemented by an integral garage for added convenience.

This home is not just a property; it is a lifestyle choice, combining comfort, space, and a prime location in Brighton. With its blend of modern living and outdoor leisure, this detached house is a rare find and is sure to appeal to discerning buyers looking for their forever home.



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' x 14'1"
- Dining Room  
16'11 x 14'7"
- Conservatory  
11'1 x 10'5"
- Kitchen  
19'7 x 7'10"
- Utility Room  
14'11 x 3'11"
- G/f Cloakroom
- G/f Walk in Shower Room
- Stairs rising to First Floor
- Bedroom  
19'8 x 13'7"
- Bedroom  
14'3 x 11'11"
- Bedroom  
12'5 x 7'4"
- En-suite Bathroom
- Bedroom  
9' x 7'10"
- Family Bath/Shower Room
- OUTSIDE
- Rear Garden
- Swimming Pool
- Garage  
15'1 x 7'10"
- 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 91 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](http://www.spencerandleigh.co.uk)

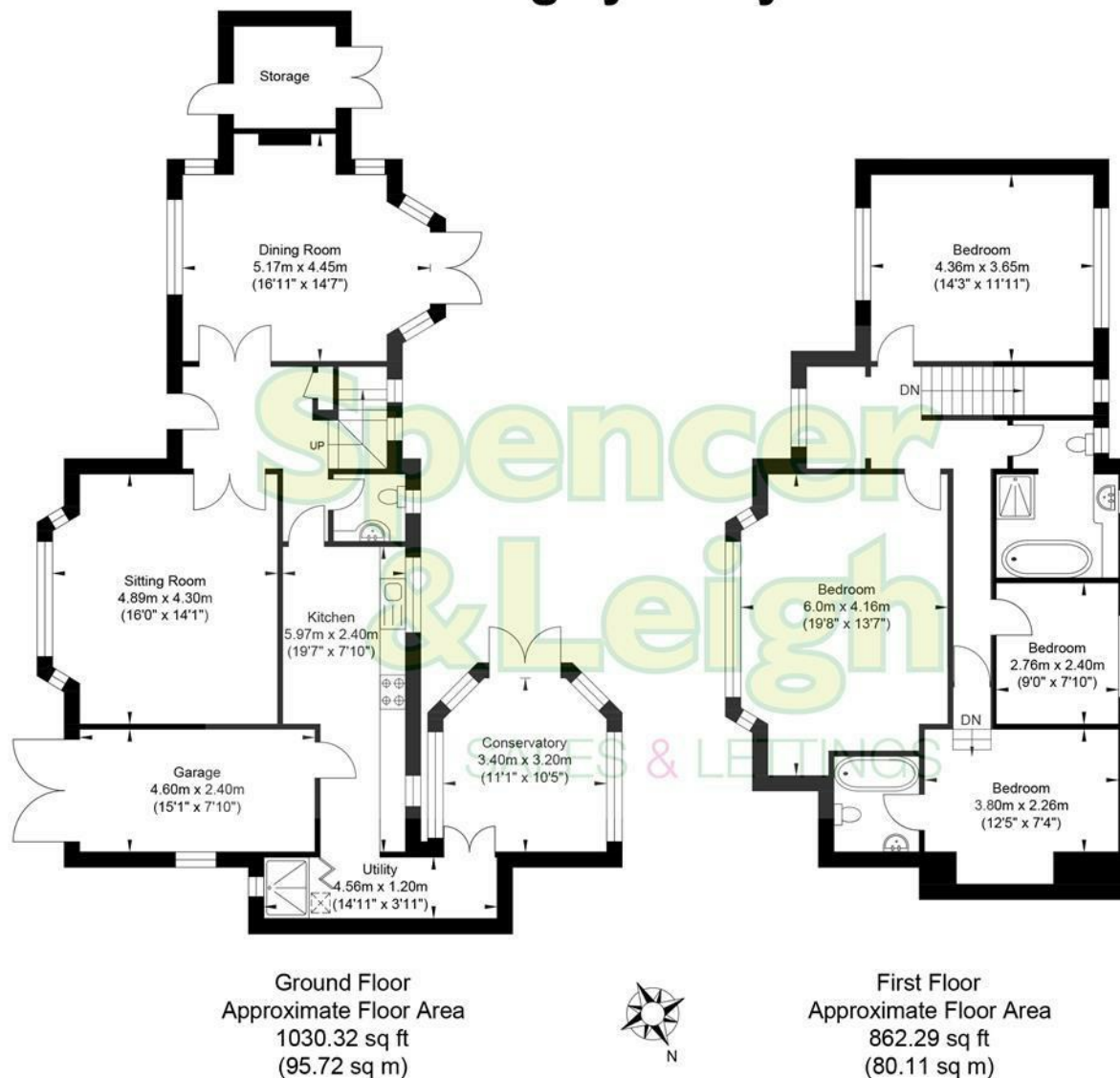


Council:- BHCC  
Council Tax Band:- F

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>73</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>50</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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# Brangwyn Way



Approximate Gross Internal Area (Including Garage) = 175.83 sq m / 1892.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.