Spencer &Leigh

30, Brangwyn Avenue, Brighton, BN1 8XG

# 30, Brangwyn Avenue, Brighton, BN1 8XG

## Guide Price £800,000 - £825,0000 Freehold

- Extended detached family home of character
- Three first floor bedrooms
- Family bathroom & ground floor cloakroom
- Spacious dual aspect living room with patio doors
- Extended separate dining room
- Kitchen & utlity room, further potential to extend, STC
- Private driveway, parking & integral garage
- Delightful rear garden with patio
- Desireable Brangwyn location close to South Downs
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £800,000 - £825,000

An attractive Tudor Style detached family home with extended ground floor living space. This delightful home is located in the popular district of Brangwyn, on the outskirts of Brighton, close to the South Downs National Park. The living space is well balanced and light with a spacious entrance hall and ground floor cloakroom. From here your eye is drawn to a dual aspect living room having pleasant views overlooking the rear garden with large patio doors. The extension on the ground floor provides a separate dining room with plenty of space for a table and chairs, perfect for entertaining. The kitchen is clean, functional and features a separate utility room. This room offers potential to modernise and extend, to become your dream home kitchen, subject to the required consent. On the first floor there are three good size double bedrooms along with a white modern shower room & separate WC. Outside the property features a mature rear garden with full width level lawn, paved patio and mature stocked flower bed borders with a variety of plants. Other points worthy of a mention include gas fired central heating and double glazing. Viewing highly recommended, Exclusive to Spencer & Leigh.

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

Reception Room
14'1 x 12'9

Sitting Room
11'9 x 9'2

Dining Room
16' x 10'5

Kitchen
12'5 x 9'2

Utility Room
5'10 x 5'2

G/f Cloakroom

Stairs rising to First Floor

Bedroom
16'4 x 12'5

Bedroom
12'9 x 9'10

Bedroom
9'10 x 9'6

Shower Room

Separate W/C

OUTSIDE

Rear Garden

Garage
15'8 x 7'10

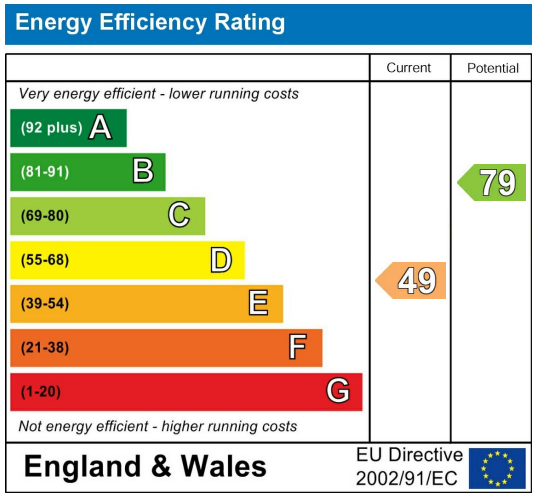
Property Information
Council Tax Band F: £3,377.19 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 16 Mbps, Superfast 75 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (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

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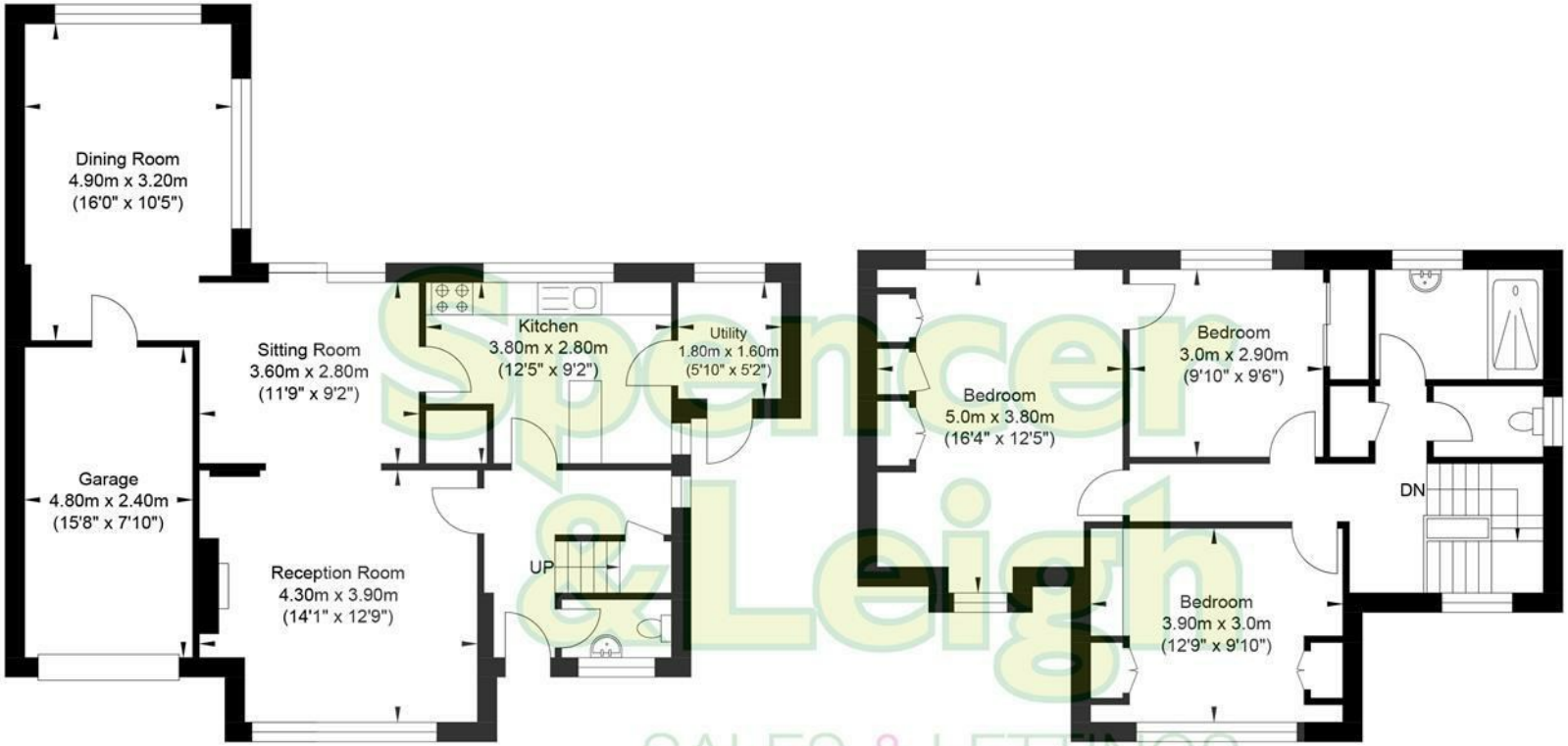
# Brangwyn Avenue

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SALES & LETTINGS

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Ground Floor
Approximate Floor Area
833.77 sq ft
(77.46 sq m)

First Floor
Approximate Floor Area
628.39 sq ft
(58.38 sq m)

Approximate Gross Internal (Including Garage) Area = 135.84 sq m / 1462.16 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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