

Spencer
& Leigh



Charm Cottage, Braypool Lane, Brighton, BN1 8ZH



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Price £1,500,000 - Freehold

- Stunning detached residence set behind gates
- Five bedrooms, study and a separate one bedroom self continued annexe
- Immaculately presented throughout
- High energy efficiency rating with air source heat pump, solar and Tesla battery
- 26' Open plan living/kitchen with bi fold doors leading to the rear garden
- Separate utility room with useful storage cupboards
- Four bathrooms/shower rooms
- Long rear garden with raised patio area
- Private driveway providing ample parking
- Exclusive to Spencer & Leigh

Set behind anthracite grey electric gates in the desirable area of Braypool Lane, this stunning detached house offers an exceptional family living experience. Spanning an impressive 2,950 square feet, the property has undergone significant redevelopment, resulting in a home that is both modern and immaculate throughout.

Upon entering, you are greeted by a spacious 26-foot open-plan living room, which features bi-fold doors that seamlessly connect the indoor space with the outdoor garden, creating a perfect setting for entertaining or enjoying family time. The house boasts four reception rooms, providing ample space for relaxation and social gatherings.

This remarkable residence comprises six well-appointed bedrooms, including a separate one-bedroom annexe, ideal for guests or as a private office. With four bathrooms, there is no shortage of convenience for family and visitors alike.

The property is equipped with underfloor heating across the entire ground floor, ensuring warmth and comfort during the colder months. Additionally, the air source heat pump and solar panels, complemented by a Tesla battery, contribute to energy efficiency and sustainability. Further benefits include lovely views of the South Downs from both the front and the rear of the property that creates the feel of living in the country whilst being within the City area.

Parking is a breeze with space for up to four vehicles, making this home not only stylish but also practical for family life. This property truly represents a unique opportunity to acquire a magnificent family home in a sought-after location, perfect for those seeking both luxury and functionality.



Braypool Lane is a stones throw away from Patcham Old Village being tucked away on the northern side of the A27. Easy access can be enjoyed to the South Downs and amenities in Patcham Old Village are within walking distance. Preston Park mainline railway station is approximately one and a half miles away and access to the A23/A27 road network is straight forward.



Entrance
Entrance Hallway
Open Plan Kitchen/Living Room
26'10 x 26'10
G/F Bedroom
12'5 x 10'5
En-suite Shower Room/WC
Gym
13'5 x 11'1
Study
14'9 x 10'2
G/f Cloakroom
Stairs rising to First Floor

Family Room
19'8 x 12'1
Store
Bedroom
18'4 x 12'9
En-suite Shower Room/WC
Bedroom
13'5 x 9'6
En-suite Bath/Shower Room/WC
Bedroom
11'1 x 9'6
En-suite Shower Room/WC
Bedroom
11'1 x 9'6

OUTSIDE

Annexe Living Room
18'8 x 8'10
Annexe Bedroom
10'9 x 8'2
Annexe Shower Room/WC
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 8 Mbps and Superfast 31 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.

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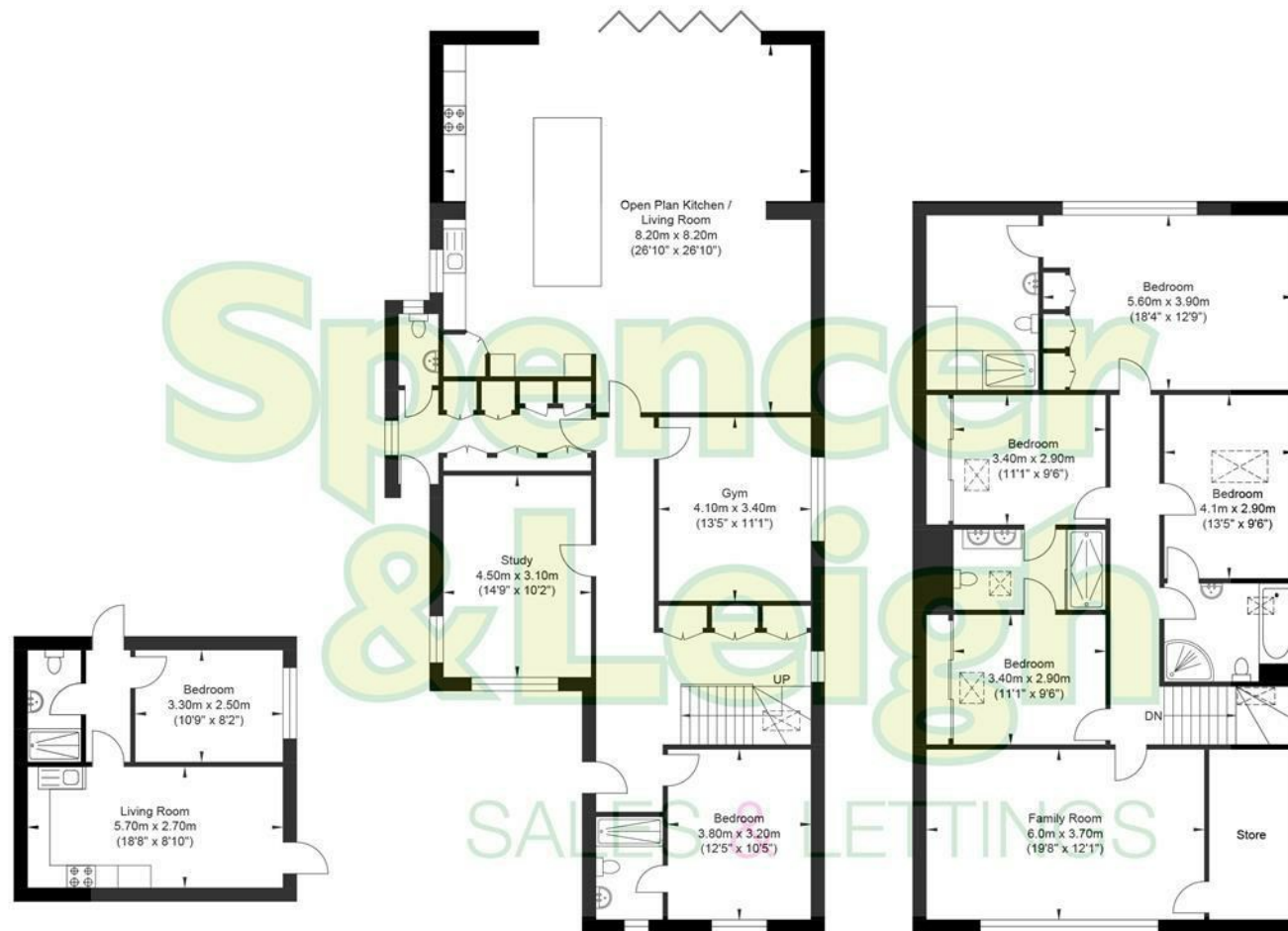


Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	98	100
(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		
England & Wales	EU Directive 2002/91/EC	

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Braypool Lane



Annex
Approximate Floor Area
325.17 sq ft
(30.21 sq m)



Ground Floor
Approximate Floor Area
1564.42 sq ft
(145.34 sq m)

First Floor
Approximate Floor Area
1385.74 sq ft
(128.74 sq m)

Approximate Gross Internal Area (Excluding Annex) = 274.08 sq m / 2950.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.