



15, Brangwyn Way, Brighton, BN1 8XA

Spencer
& Leigh

15, Brangwyn Way,
Brighton, BN1 8XA

£4,500 Per Month -

- Substantial detached home
- Four good size bedrooms
- Three bathrooms
- 25' triple aspect lounge with fireplace
- Stunning kitchen/dining room
- Separate utility room & study
- Plenty of off road parking
- Beautiful views of Patcham Peace Garden
- Available immediately, unfurnished
- Exclusive location

OPEN DAY - THURSDAY 12TH JUNE. Modern fusion. Behind the facade of this traditional Tudor style 1930s detached home is a re-styled stunning property, bursting to the seams with modern technology. The property features four first floor bedrooms and three bathrooms, all neutrally decorated and with the latest designer suites. On the ground floor is an impressive entrance hall with turning staircase and ground floor cloak room with shower. There is a 25' triple aspect living room with feature inglenook fireplace and french doors to the rear garden. The hub of the home is an amazing open plan kitchen/dining room with a semi vaulted ceiling and roof lights. The kitchen is equipped with modern units and the latest technological features, a separate utility room and a study. Outside there is ample parking for several vehicles along with a terraced, low maintenance rear garden. Viewing is highly recommended of this unfurnished family home, which is available for occupation with immediate possession. COUNCIL TAX - BAND G



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 porch
 Entrance hall
 Living Room
 11'7 x 26'1
 Kitchen/Dining room
 14'11 x 35'8
 Reception room
 7'10 x 12'10
 Utility Area
 9'7 x 5'9
 Ground floor WC
 6'5 x 4'2
 Garden Store
 35' x 4'7
 Stairs leading to
 First floor landing
 19'3 x 16'11
 Bedroom
 11'5 x 16'6
 En-Suite
 Bedroom
 14'5 x 12'3
 Bedroom
 7'2 x 8'9
 Bathroom
 Bedroom
 11'7 x 21'8
 En suite
 8'10 x 8'10
 Store
 Roof Terrace
 Private driveway & front garden
 Rear garden

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:- G

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		
England & Wales	EU Directive 2002/91/EC	

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