

Bodiam Avenue, Brighton, BN2 4LN

Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft
(Including Garage)

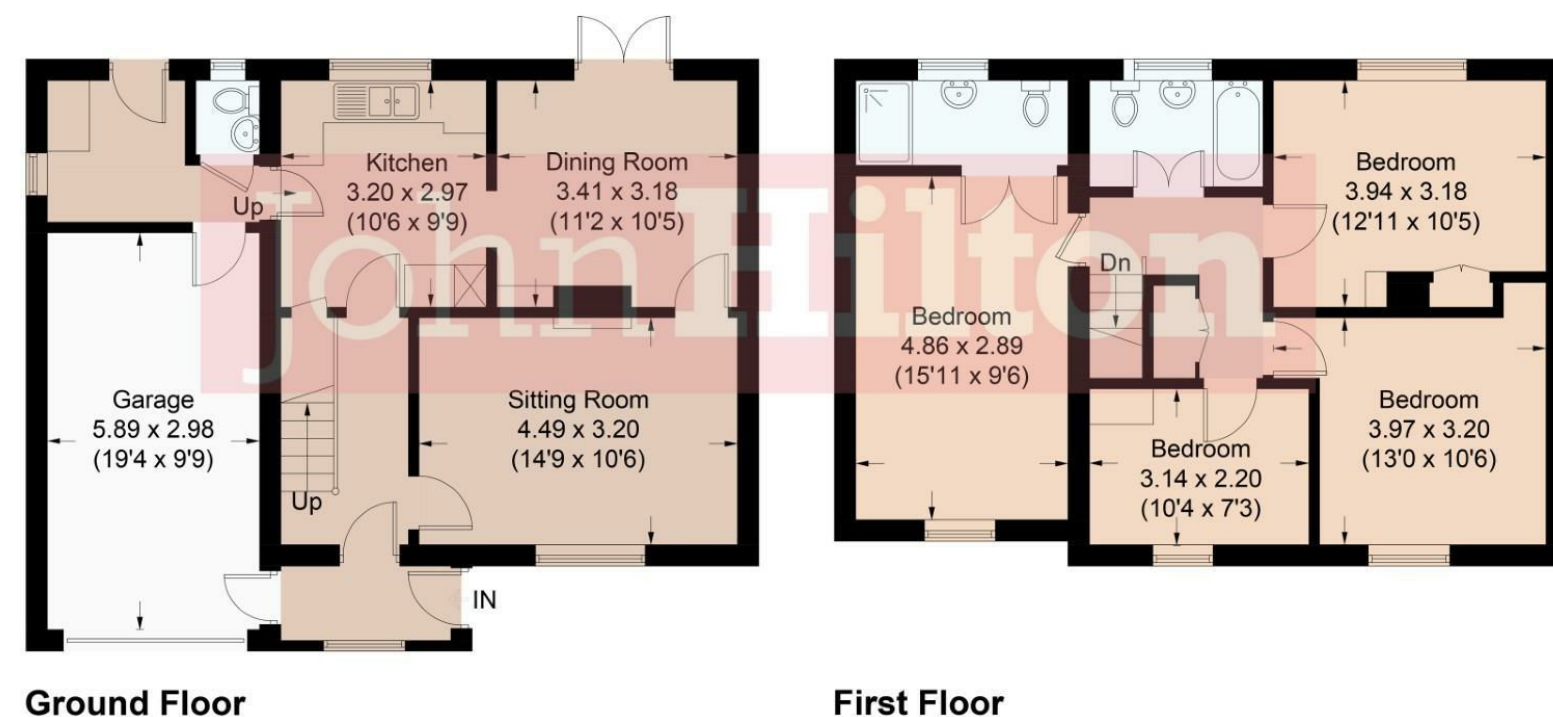


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1441.00 sq ft

49 Bodiam Avenue, Brighton, BN2 4LN

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Offers In Excess Of £425,000
Freehold



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Approach

Driveway offering tandem parking for two vehicles leading to integral garage, front garden laid to lawn with well-stocked flower borders housing mature fuschia, roses and palm tree, and pathway leading to obscure-glazed timber-framed front door.

Entrance Porch

Double-glazed window to front and further timber-framed glazed door opening into:

Entrance Hall

Stairs ascending to first floor landing, radiator and coved ceiling.

Living Room

4.49m x 3.20m (14'8" x 10'5")
Large double-glazed picture window overlooking front garden with radiator under, feature fireplace with timber surround, coved ceiling and two wall-mounted uplighters.

Dining Room

3.41m x 3.18m (11'2" x 10'5")
Double-glazed French doors opening onto patio and rear garden beyond, wood laminate flooring, radiator, shelving built into alcove, coved ceiling.

Kitchen

3.20m x 2.97m (10'5" x 9'8")
Double-glazed window overlooking rear garden, with fitted kitchen comprising a range of matching wall and base units to include a corner carousel unit. Work surfaces extend to include a one-and-a-half bowl stainless steel sink with drainer and mixer tap, breakfast bar area, space for electric cooker with chimney extractor over, space for under-counter fridge, radiator, and cupboard housing electric consumer unit.

Utility Room

Double-glazed window to side and double-glazed door onto rear garden, space and plumbing for washing machine and tumble dryer with work surface over, radiator, and door into integral garage.

Cloakroom

Obscure double-glazed window to rear, low-level WC and wall-mounted wash hand basin with part-tiled splashback.

First Floor Landing

Hatch offering access into loft space with pull-down ladder, built-in cupboard.

Bathroom

Obscure double-glazed window to rear, three-piece white bathroom suite comprising panel-enclosed bath with electric shower over, low-level WC and pedestal wash hand basin, built in vanity unit with mirror and lights over, radiator, directional ceiling spotlights, vinyl flooring, and fully tiled surround.

Bedroom

4.86m x 2.89m (15'11" x 9'5")
Double-glazed window to front offering widespread countryside views, column radiator.

En-Suite Shower Room

Obscure double-glazed window to rear, large shower enclosure with multi-functional thermostat controlled shower, wall-mounted wash hand basin, low-level WC and wall-mounted column radiator.

Bedroom

3.94m x 3.18m (12'11" x 10'5")
Double-glazed window overlooking rear garden with radiator under, built-in wardrobe with storage recess over.

Bedroom

3.97m x 3.20m (13'0" x 10'5")
Double-glazed window to front offering widespread countryside views, radiator, directional spotlights on track and storage recess with hanging space and cupboard over.

Bedroom

3.14m x 2.20m (10'3" x 7'2")
Double-glazed window to front offering widespread countryside views with radiator under, directional spotlights on track and raised platform offering potential for built-in bed.

Rear Garden

Gently tiered over three levels comprised of large lower-level patio with well-stocked planter to side, mid area laid to lawn with flower borders and ornamental pond, upper terrace with greenhouse which takes in countryside views.



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Offered with NO ONWARD CHAIN, this extended, four-bedroom, semi-detached family home combines ease of access into Brighton's vibrant city centre with a quiet and tranquil semi-rural setting, with wonderful views of the countryside. Internally, the property is considered to be in good order throughout whilst also offering its new owner the chance to make their own mark. Well-proportioned ground floor accommodation includes a generous lounge with large picture window which enjoys a lovely outlook over the front garden and up to the hills, a separate dining room which could be united with the adjoining kitchen and has access onto a substantial patio, a handy ground floor WC, utility room and door into the integral garage which offers the potential for conversion. To the first floor there are four bedrooms - the front three of which enjoy countryside views and the principal bedroom boasts its own en-suite shower room - alongside a family bathroom. The impressive rear garden has been thoughtfully landscaped over three gently ascending tiers to include patio, lawn and terrace area - the upper of which takes in the those lovely countryside views.

- NO ONWARD CHAIN
- Extended Four-Bedroom Family Home
- Driveway & Integral Garage
- En-Suite Shower Room to Principal Bedroom
- Countryside Views
- Quiet & Peaceful Location
- Easy Access to Lovely Walks
- Lounge & Separate Dining Room
- Ground Floor WC
- Separate Utility Room

Council Tax
Band: C

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	