



4 Brangwyn Crescent Brighton, BN1 8XJ

A substantial, magnificently styled, detached, family home set back from the road, measuring 2933 sq ft/272 sq m with a stunning landscaped rear garden incorporating its Bali hut complete with outside kitchen, gym, heated swimming pool, sauna and home cinema. Furthermore, the property is offered for sale with no onward chain.

Price £2,250,000

4 Brangwyn Crescent

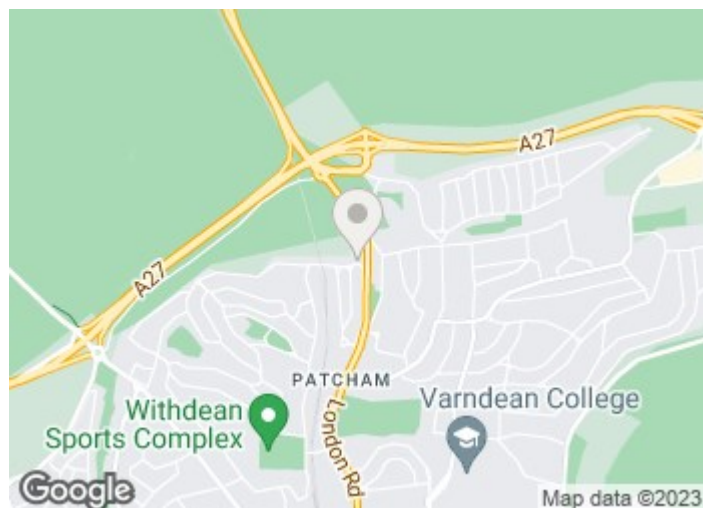
Brighton, BN1 8XJ



Brangwyn Crescent forms part of the highly desirable Brangwyn district of Brighton and is to be found backing onto Coney Hill. The nearby A23 provides direct access into the city centre, seafront and promenade whilst the A23/A27 road link interchange provides access in all directions. Preston Park railway station can be found in Clermont Road providing north bound commuters with links to London/the city. Schools catering for all age groups are well represented in the local area.

The luxurious feel is experienced as soon as you approach the house through electric gates to the front door and upon entering the marble tiled entrance hall you get a sense of the scale and luxury this home has to offer. The open plan kitchen/dining and family room is utterly breath taking and is fully equipped with Siemens appliances and a special feature of the kitchen is the magnificent champagne fridge. Bi fold doors lead out to the striking, landscaped, garden allowing the outside in, which has a patio and bar, outside kitchen, chill room, gym and at the top of the garden a heated swimming pool, hot tub and sauna, all totally private and secluded. Back inside there is a home cinema, separate sitting room at the front, utility room and cloakroom.

On the first floor are four double bedrooms, two with walk in wardrobes and en-suite facilities and family bathroom and study space on the second floor.



Directions

From our office turn left and travel up Dyke Road and turn right at the traffic lights with Esso petrol station on the left. Follow road down to the London Road and turn left at the traffic lights with Shell Petrol station on the right hand side. Travel for about a mile and Brangwyn Crescent can be found on the left hand side and the property is immediately on the right.



Floor Plan



BRANGWYN CRESCENT, BRIGHTON



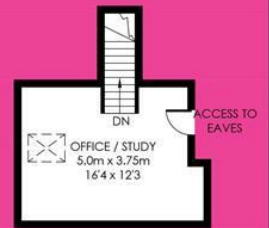
GROUND FLOOR

Approximate Floor Area
1459.58 sq ft
(135.60 sq m)



FIRST FLOOR

Approximate Floor Area
1266.91 sq ft
(117.70 sq m)



SECOND FLOOR

Approximate Floor Area
207.42 sq ft
(19.27 sq m)



Approximate Gross Internal Area = 272.57 sq m / 2933.91 sq ft

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

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs (82-100) A			
(69-81) B			
(55-68) C			
(41-54) D			
(29-40) E			
(13-28) F			
(1-12) G Most energy inefficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

