



Brangwyn Way

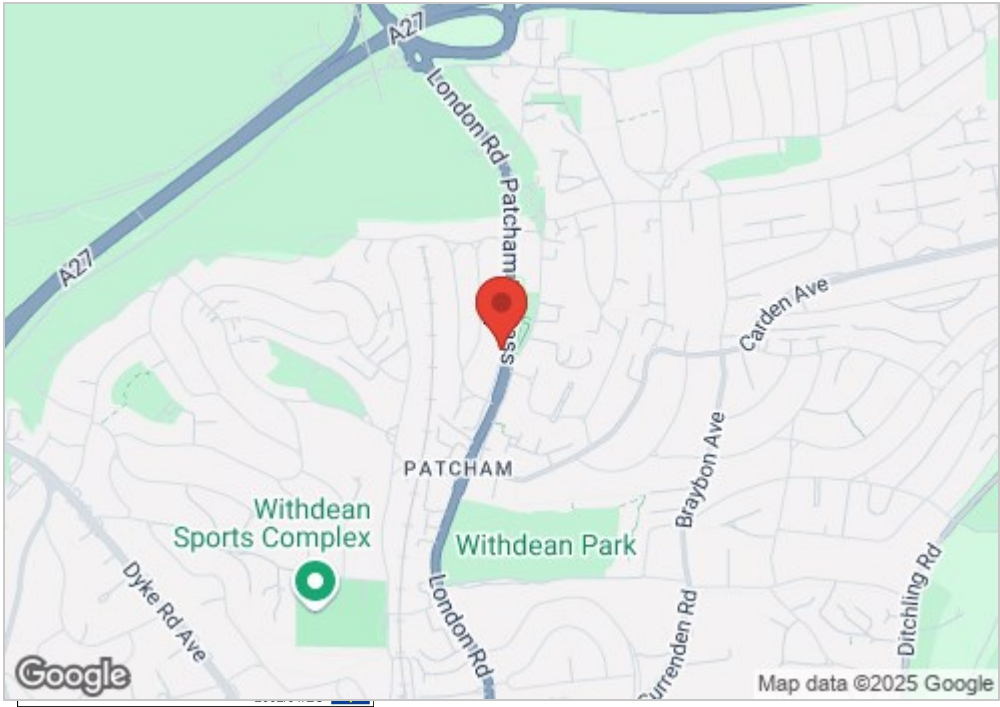
Brighton, BN1 8XA

Asking price £1,150,000

Modern enhancements coupled with the charm and character of the period features and detailing of this stunning family home. This spacious detached family home has been cleverly extended to provide large living/entertaining space with an amazing triple aspect lounge/dining room with large doors overlooking the rear garden. Entering the home you are greeted with a spacious entrance hallway with stripped wooden floors and a turning staircase rising to the first floor. The kitchen is brand new and fitted with modern units and integrated appliances. On the first floor there are the three generous bedrooms, with the main bedroom having a large bay window, built in wardrobe cupboards and an En-suite shower. The family bathroom features a free standing bath as well as a separate walk in shower, inset modern basin and vanity unit along with a separate cloakroom. Outside is a landscaped rear garden with mature architectural plants and the current owners have also built a large outbuilding which can be used for a home gym, office or annex / games room . The property has a large private driveway with parking for ¾ cars and a garage. There is huge potential to further extend this home either within the roof space or more elaborately with a double storey side extension, In line with neighbouring homes, subject to the necessary consent which has been obtained before. Viewing is highly recommended to fully appreciate this lovely modern home which is simply ready to just move in.

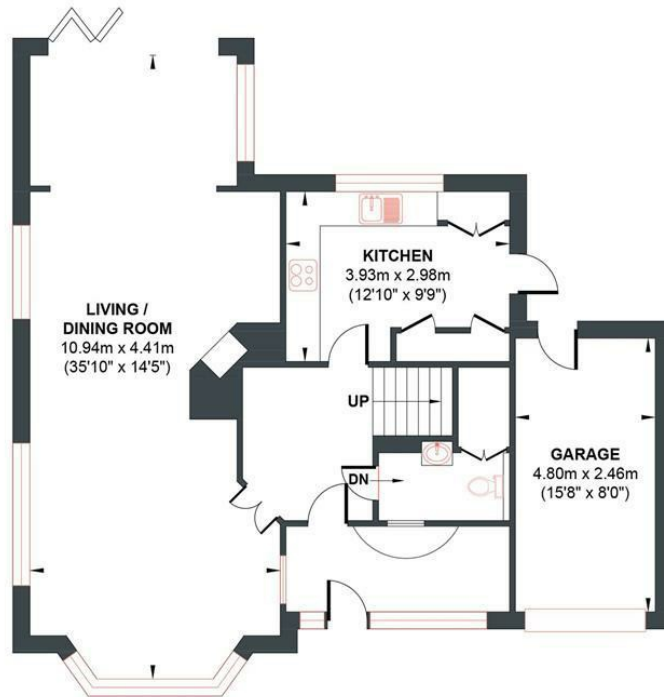
- DETACHED
- BEAUTIFUL SOUTH WEST FACING GARDEN
- 3 DOUBLE BEDROOMS
- PORCH
- PARKING
- GYM / OFFICE IN THE GARDEN
- STUNNING HIGH SPEC FINISH
- BATHROOM
- GARAGE
- LIVING ROOM

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		



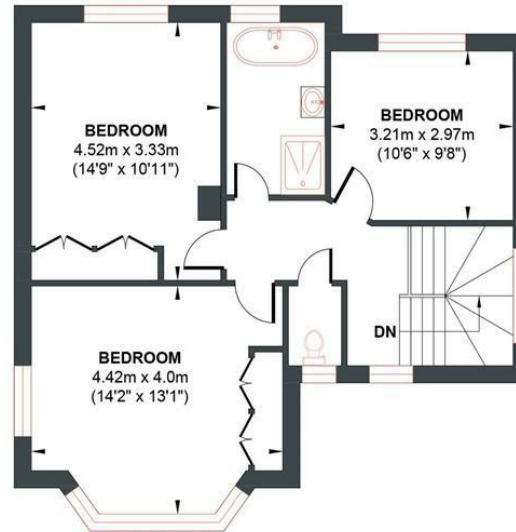
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Approx. Gross Internal Floor (Including Garage & Outbuilding) Area = 185.58 sq m / 2004.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



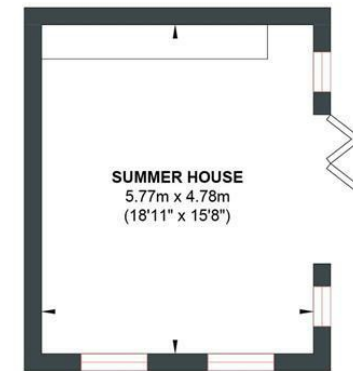
GROUND FLOOR

Approximate Floor Area
1003.0 sq ft
(93.0 sq m)



FIRST FLOOR

Approximate Floor Area
701.0 sq ft
(65.1 sq m)



OUTBUILDING

Approximate Floor Area
300.0 sq ft
(27.58 sq m)



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All measurements are approximate



