

# Braybon Avenue

## Brighton

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



# Braybon Avenue Brighton



3

BEDROOM

2

RECEPTION

1

BATHROOM

## About the property

Beautifully presented and recently refurbished throughout, this three double bedroom semi-detached home is located in the ever-popular Patcham district of Brighton.

Set back from the road behind a large, elevated front patio garden, the property offers both privacy and a welcoming approach. An elegant entrance hall with striking herringbone flooring leads through to a generous double reception room. The living area to the front features a large bay window, flooding the space with natural light and flowing seamlessly into the dining area, making it ideal for both everyday living and entertaining.

To the rear, accessed via an attractive archway, is a spacious and well-appointed kitchen with modern appliances, ample worktop space, an area for a range style cooker with a double oven and a breakfast bar. French doors open directly onto the rear garden, enhancing indoor-outdoor living.

Two well-proportioned double bedrooms are located off the central hallway, along with a contemporary family bathroom featuring both a bath and a separate walk-in shower. The first floor is dedicated to a spacious principal bedroom, offering excellent natural light, bespoke fitted storage and the added convenience of a WC.

Outside, the extensive rear garden is arranged into multiple zones, including two patio seating areas and a large lawn. A substantial garden office/studio overlooks the garden, providing an ideal space for home working, creative use or guest accommodation. A garage sits to the side of the property and is accessed via a long driveway.

The property is well positioned for a number of highly regarded schools, the open green spaces of Withdean Park and Ladies Mile Nature Reserve, and benefits from excellent transport links to central Brighton, with the A23 and A27 close by.









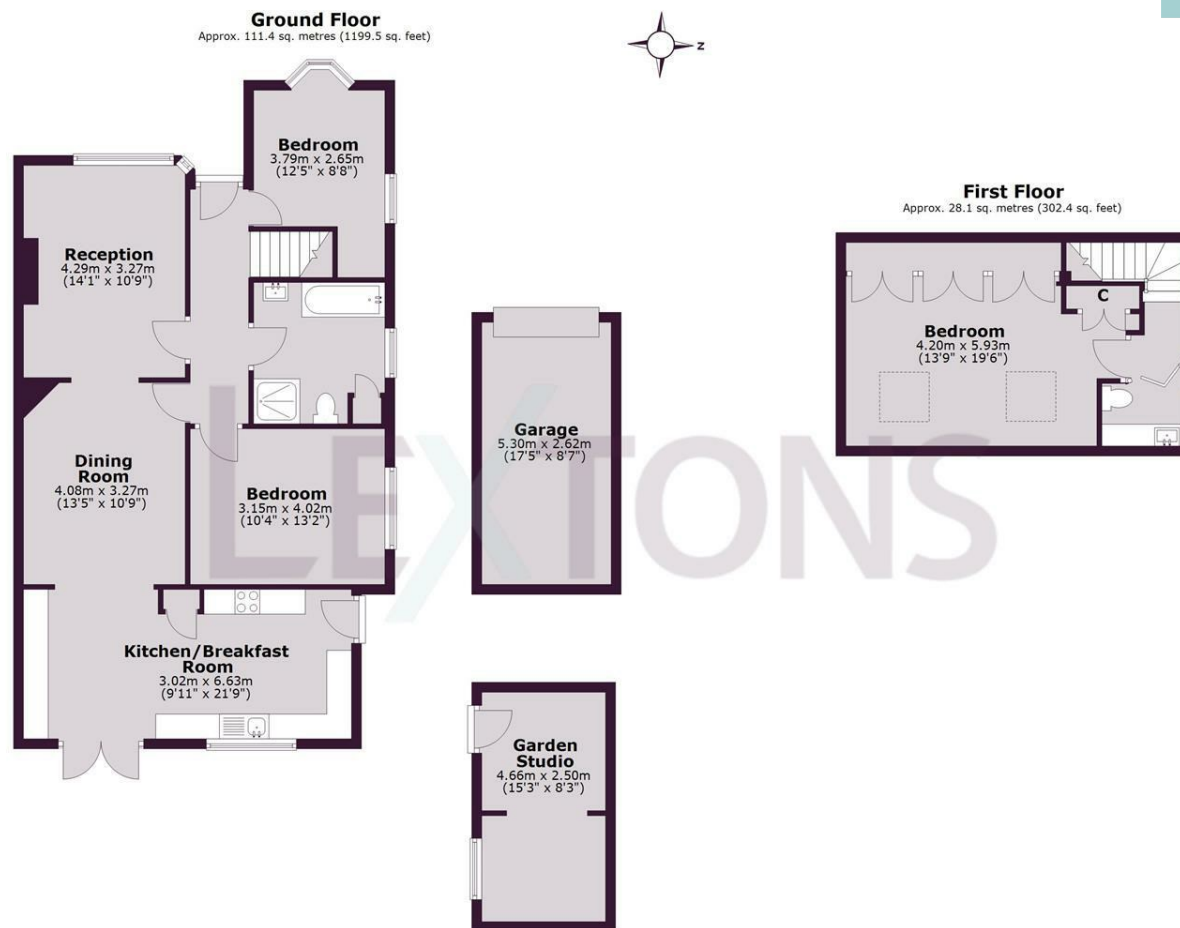








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 139.5 sq. metres (1501.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
Created for exclusive use for Lextons. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LEXTONS

Call our sales team to arrange  
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk