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40 Braybon Avenue Brighton BN1 8HG

Weatherills are very pleased to present this SPACIOUS DETACHED FAMILY HOME requiring modernisation, having a PRIVATE DRIVE AND GARAGE, good sized rear garden, great views and offered with NO ONWARD CHAIN. Located in Brighton's popular Patcham area.



Offers In The Region Of £450,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over a single level, the accommodation within briefly comprises; 3 BEDROOMS, A BATHROOM, AN ENTRANCE HALLWAY, A LOUNGE/DINING ROOM, A KITCHEN AND A LOGGIA/LEAN TO THAT SPANS THE ENTIRE BACK OF THE PROPERTY.

In terms of outside space there is a PRIVATE DRIVEWAY, a garage and a good sized rear garden that affords the property with some fabulous views. The bungalow has GAS CENTRAL HEATING, good storage and offers an enormous amount of SCOPE FOR ENLARGEMENT AND IMPROVEMENT subject to the usual permissions and consents.

- DETACHED PROPERTY OFFERING SCOPE FOR ENLARGEMENT & IMPROVEMENT
- PRIVATE DRIVEWAY AND GARAGE
- 3 BEDROOMS - A WET ROOM
- LARGE LOUNGE/DINING ROOM
- A KITCHEN WITH ADJACENT LOGGIA/LEAN TO

EPC

Energy Efficiency Rating

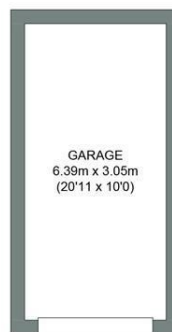
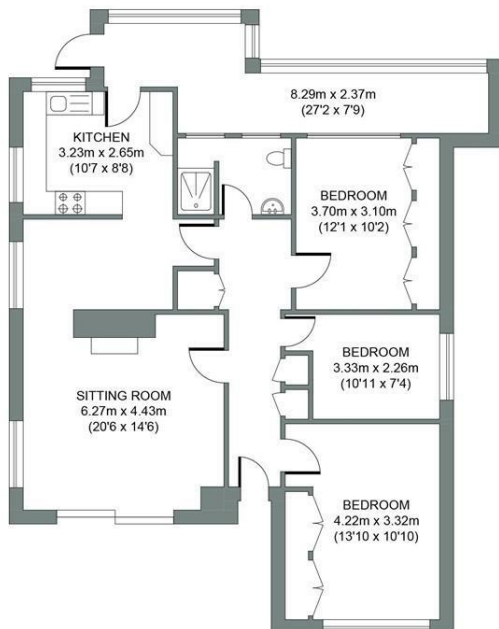
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
95.71 sq m / 1030.21 sq ft

GARAGE
Approximate Gross Internal Area
19.49 sq m / 209.78 sq ft



BRAYBON AVENUE

Total Area (Excluding Garage) : 95.71m² = 1030.21ft²

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