



Brangwyn Avenue, Brighton, BN1

£900,000

**ASTON**  
**VAUGHAN**  
EXQUISITE

## INTRODUCING

# Brangwyn Avenue, Brighton, BN1

5 Bedrooms | 2 Bathrooms | 2 Living Rooms  
2116 Sq Ft | Garden Room | Garage & Utility Room

Surrounded by greenery with the South Downs National Park on its doorstep, this substantial five-bedroom detached house feels more like a country manor than a city abode. Like its neighbours, the exterior is Neo-Tudor in style, while inside it has been redecorated and extended to create a generous family home, ready for the modern lifestyle.

The rooms are well-proportioned and bright due to a sunny east to west aspect and ample glazing framing leafy views over the garden and local landscape. While it has been beautifully maintained by the current owners, there remains huge scope for further extension to the rear of the house and further modernisation to the kitchen and family bathroom, so new owners can put their own stamp on the place. As versatile rooms, they could have a plethora of uses depending on each family's needs. There is a large garden to the rear with an outdoor office/gym, plus an integrated garage and parking to the front for several cars alongside a wildflower front garden to attract wildlife and bees.

- Large 5-bedroom, 2-bathroom Detached family home
- Prestigious, family friendly location
- Several local parks for sports and leisure
- Excellent commuter transport links by road, train and bus
- Well-presented and modernised with further potential (and plans) to extend further.
- Versatile family home with garage and driveway

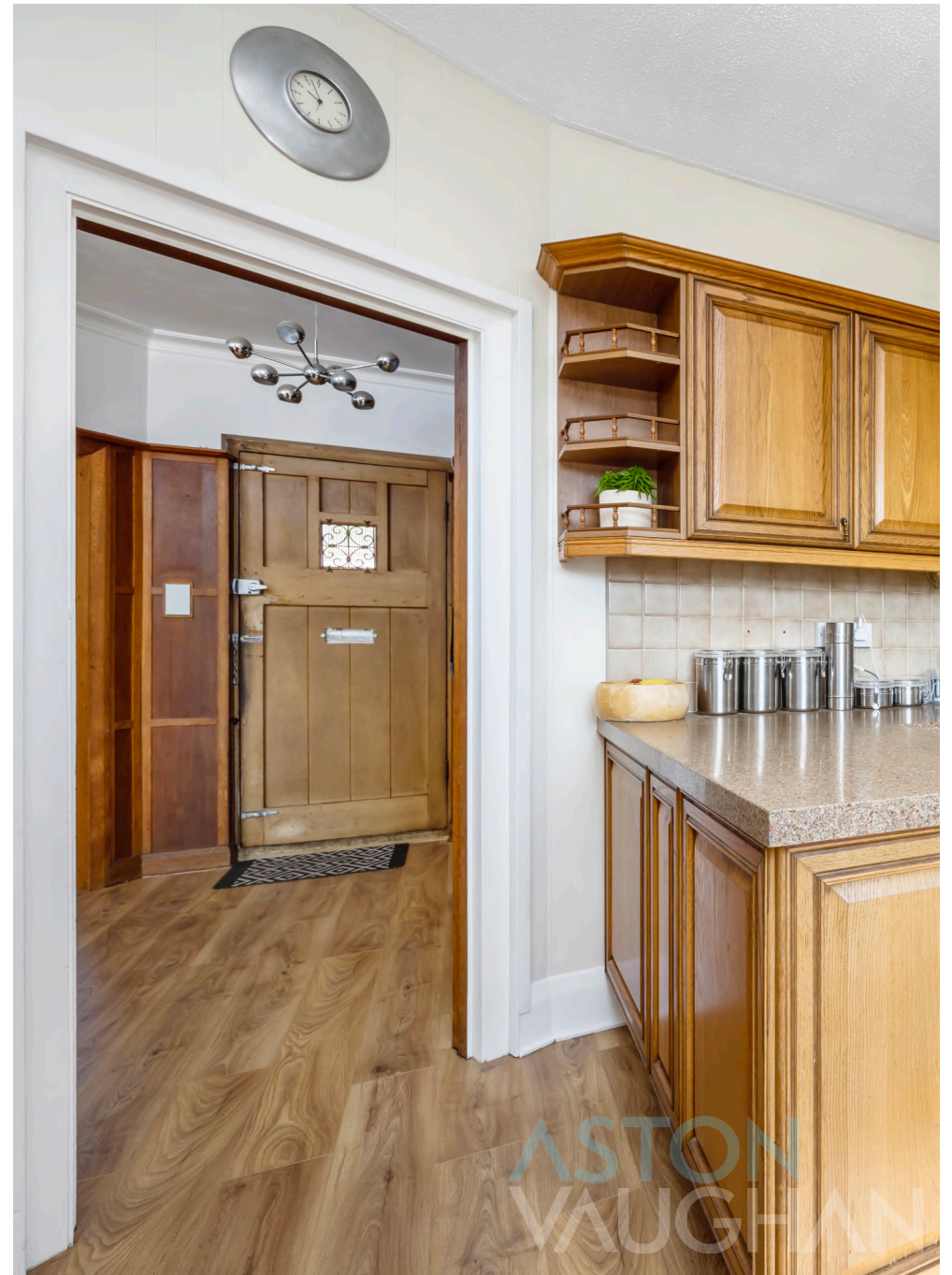




ASTON  
VAUGHAN

### Exterior & Entrance Hall:

The houses of the Brangwyn Estate were built during the 1930s when the Tudor-revival style was particularly in vogue; as was the desire for generous room proportions, and a focus on comfortable family living. This is evident on the approach as the house sits set back from the street with an immaculate and symmetrical, beamed and gabled façade giving it an air of grandeur. Passing the neat brick drive, steps lead down past the wild-flower garden to the front door which opens to a grand entrance hall where the true scale of the house becomes apparent as the light streams in, down the turning staircase from the first floor. Original wooden wall panels are characterful and welcoming – and a lovely nod to the era of the house. A useful ground floor cloakroom sits to the left while new wood flooring flows through double doors into the elegant sitting room to the right.





ASTON  
VAUGHAN

### **Sitting Room:**

With dual aspect windows the family sitting room is light and airy, yet it also manages to feel homely with larger pieces of furniture to cosy up on in the evening by the fire. Recently redecorated with fresh off-white walls and a feature wall in slate-grey, the feel is contemporary, yet double glazed leaded light windows bring a country house vibe.

### **Kitchen & Dining Room:**

Across the hall, the kitchen and dining room sit side by side, but are separate at present. The versatility of these properties means they can be reconfigured to suit each family's needs, so many neighbours have chosen to knock through between the kitchen and dining area to create an open plan living space. This would be ideal for both entertaining and family time with defined areas for cooking, eating, homework and TV time – all in one space which can spill out to the garden.

As they stand, they are lovely rooms with garden views and the dining area has direct access to the conservatory which becomes a summer extension of the space. The kitchen offers a wealth of storage solutions in country-style cabinetry alongside space for freestanding appliances. The utilities have their own room adjoining – away from the main living areas. There is space for formal dining to seat at least twelve in the dining room where French doors lead out to the garden.





### **The Garden:**

Stepping outside, the garden is a lovely size for children to play as it has a large and flat area of lawn which can accommodate trampolines and play equipment without compromising on space. There is a large, decked patio close to the house for dining alfresco and running along the rear wall, mature trees and fencing add privacy to the space. It is barely overlooked in and being open to the south, it is a real suntrap during the summer months.

To the rear, a Scandi inspired, contemporary garden room provides another versatile space which would work well as a home office, a gym, an art studio or as a teenage den for families with older children who like to entertain independently on occasion. A superb addition to this home.



### **First Floor Bedrooms & Family Bathroom**

From the galleried, pendant lit landing, bedrooms two and three sit along the southerly wing with dual aspect windows and soft carpet underfoot. These are tranquil double rooms with ample space for king beds and freestanding wardrobes, and both enjoy lovely views from their double glazed, latticed windows. Bedroom four is another smart double room, all sharing the same modern yet neutral décor as the other rooms which have been freshly decorated in recent weeks. They share use of the family bathroom which is in fine condition with a shower over the bath. It is in here where modernisation would have the greatest impact while adding value to this beautiful home.





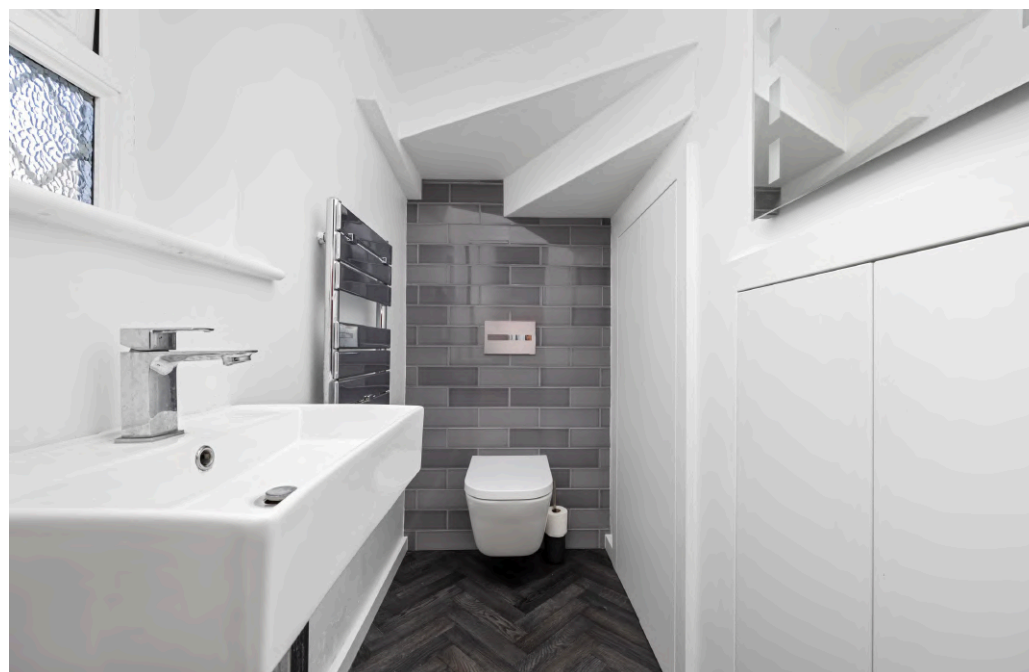


### Principal Bedroom Suite & Bedroom Five:

Spanning the northern wing of the house are two further bedrooms and a bathroom which are new additions within a first-floor extension over the garage. With vaulted ceilings they feel extra spacious, and the layout lends itself to many different configurations. For a family with young children, having them close to you at night is ideal, or the addition of a door across the corridor would create a fantastic principal suite with a dressing room alongside the shower room. Stunning, lined in slate tiles and a wet-room rainfall shower, the en suite is a grown-up space, not to be shared.

### Vendor's comments

"This has been a lovely home for us as a family as there is so much space for children to play, both inside and out. It is unbelievably peaceful with the countryside on your doorstep, and the neighbours are incredible. While we had big plans for the house, to do further extensions and modernisations, our situation has changed due to work so we are now moving, but it has so much potential to be an even bigger and more spectacular home than it already is. We hope the next owners love it as much as we do."



## LOCATION GUIDE

### Good to Know

Local shops are 2 minutes away

Preston Park station 16 minutes by bus

Withdean Park 10 minute walk, Coney Wood 6 minute walk

### Education

Primary: Westdene Primary or Patcham Infant and Junior Schools

Secondary: Patcham High School

Sixth Form: BHASVIC, City College

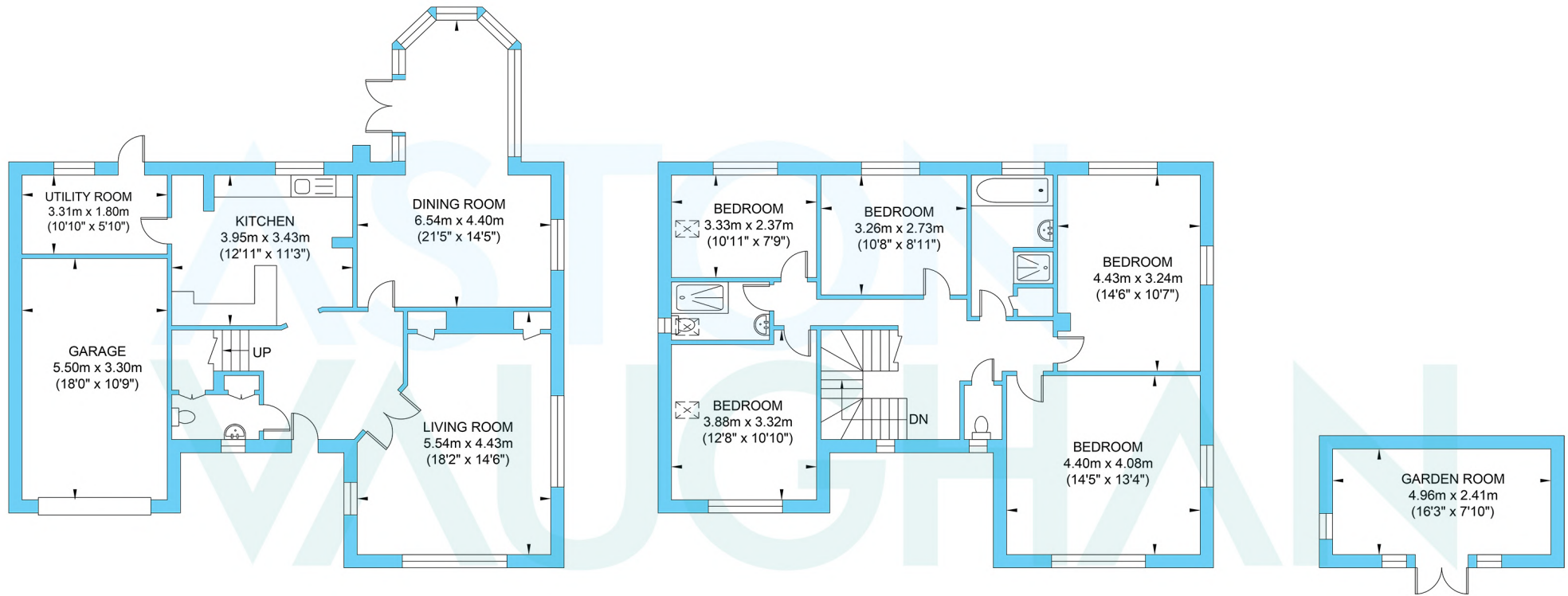
Private: Brighton College, Lancing

### Location Guide

Brangwyn Estate is a quiet residential area with a wonderful sense of community, sitting just a few minutes from Patcham Old Village. This makes it popular with families, professionals and commuters alike due the favoured school catchment and its proximity to Preston Park Station. Several buses stop nearby taking you into the city and to Brighton Beach and the fashionable North Laine. The green spaces of Preston and Peacock Park, Withdean Park and Mackie Park are within easy reach as is Waterhall playing fields (the home of Brighton Rugby Club and an excellent park for dog walking). The South Downs are also on your doorstep and the fact that the A23 to London is fewer than 3 minutes by car should make this very appealing to those who need fast access to the Airports and the capital.



ASTON  
WAUGHAN



Ground Floor  
 Approximate Floor Area  
 1035.81 sq ft  
 (96.23 sq m)

First Floor  
 Approximate Floor Area  
 952.28 sq ft  
 (88.47 sq m)

Outbuilding  
 Approximate Floor Area  
 128.62 sq ft  
 (11.95 sq m)

Approximate Gross Internal Area = 196.65 sq m / 2116.72 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.