



Lower Bevendean Avenue, BN2

£450,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Lower Bevendean Avenue, BN2

4 Bedrooms | 1.5 Bathrooms | Annexe | 1050Sq Ft |  
Newly renovated throughout

Beautifully refurbished to a high standard with a monochrome scheme and contemporary fixtures and fittings throughout; this semi-detached family home is immediately impressive. With four bedrooms and a spacious reception room it a fine size for any family, yet it also boasts a detached, self-contained annexe which is ideal for those looking to rent some space to generate extra income.

Located just off the Lewes Road it is perfectly positioned for the universities and the Amex Stadium. Backing onto the South Downs National Park, the air is clearer here and the landscape is green and leafy with an abundance of wildlife.

Attractive on approach, this house has the striking curved façade of the 1930 era, with a linear form reminiscent of an ocean liner. There is parking on the forecourt for three or four cars, with more on the drive where side access gives you easy access to the rear of the house and the kitchen.





ASTON  
VAUGHAN

Stepping through the front door, it is clearly a well-maintained house with fresh white walls and oak wood flooring running through the main living spaces. To the front, bedroom two is a generous double room with ample space for a king size bed, yet this room would also be ideal as a second reception room depending on the family's needs.

The sitting room is perfectly located to the rear of the house with French patio doors leading out to the garden, so you can spill outside during summer parties or for dining alfresco in the last of the summer sunshine. There is ample space for comfortable furnishings and formal dining by the doors, plus the TV has wall mounted cables to give a streamlined finish.

Easily accessible next door, the kitchen is well appointed with grey cabinetry, matt black door furniture and taps and glossy black appliances which include an integrated induction hob and fan oven. The utility room is next door with space for two machines, which may be available by separate negotiation.





Upstairs, there are three further bedrooms; two double and a roomy single, all with peaceful views over the local landscape. They are carpeted for added warmth and comfort, and energy efficient double glazing ensures a warm and restful nights sleep. Nearby, the bathroom is super stylish with matt black accessories, both to the separate shower and on the bathtub.

Outside, the garden is a blank canvas, set to lawn with decked steps and a large shed. With a westerly aspect, it receives plenty of sunshine, so it is ready to be landscaped, or is a low-maintenance space for those with a busy lifestyle.

Accessed up the drive with its own entrance, the annex offers ample space for family members returning home after leaving the nest, or older relatives looking to live closer to family while retaining some independence. It would also be ideal as a short-term rental to generate an additional income. Inside, there is space for a double bed alongside the kitchenette and the shower room is separate.

#### Vendor's Comments:

"This is such a great area for families as there is a real sense of community here, and lots of local green spaces to play out in. You are incredibly well-connected to the city, and for football fans you can walk to the Amex Stadium for match days!"





## LOCATION GUIDE

### Education:

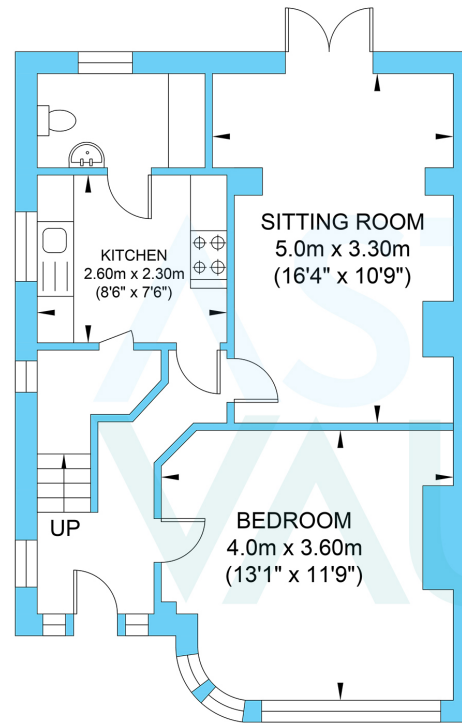
Primary: Moulsecoomb Primary

Secondary: BACA Academy

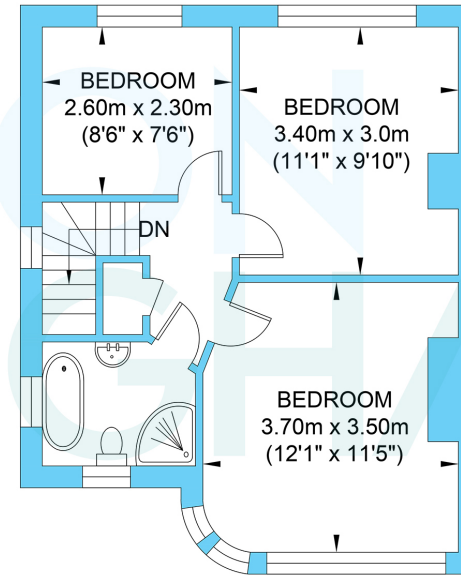
Private: Brighton College

### Good to Know:

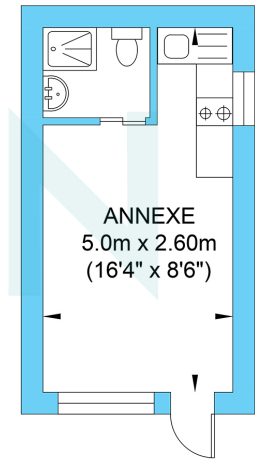
This immaculate home is situated in a popular area with lots of local shops and parks nearby. The South Downs are on your doorstep for dog walks, rambling and cyclists, and the city centre's shopping districts and beach are also within easy reach. The air is clearer, and parking is free, which has led many families to move here from more urban areas. This house also offers easy access to Moulsecoomb Station and the A27/A23 with their direct and fast roads to the airports and London.



Ground Floor  
Approximate Floor Area  
497.72 sq ft  
(46.24 sq m)



First Floor  
Approximate Floor Area  
412.47 sq ft  
(38.32 sq m)



Outbuilding  
Approximate Floor Area  
139.93 sq ft  
(13.0 sq m)



Approximate Gross Internal Area = 97.56 sq m / 1050.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.