



Brangwyn Drive, BN1  
£800,000-£850,000

ASTON  
VAUGHAN

## INTRODUCING

# Brangwyn Drive, BN1

4 Bedrooms | 2 Bathrooms | 1 Large Reception Rooms  
1550 Sq Ft | 120 ft. southwest facing rear garden Driveway, garage  
& free on street parking

Beautifully renovated to an exceptional standard, this detached family home with four generous bedrooms and a stunning open plan reception room is the ideal family home. It sits on the border of Brighton & Hove tucked into the South Downs National Park which can be accessed on foot. Transport links to into the city or to London by car or train are excellent and there is a palpable sense of community due to the favoured schools in catchment.

The homes on Brangwyn Estate were built during the 1930s when architecture was moving away from the Victorian townhouse style to create homes with generous room proportions, and a focus on comfortable family living. This property sits on a generous plot elevated from the street with a driveway and a garage, plus parking is free on these quiet suburban roads.

Stepping inside, a beautiful entrance hall greets you and the quality interior design is immediately evident. Ash oak flooring flows seamlessly across thresholds into the reception spaces and open tread stairs with stylish mid-century style vertical balustrades add to the feeling of light and space. The line of sight takes you through the depth of the house, through the main reception room to the glorious garden beyond which stretches back approximately 120 ft to become an incredible summer extension of the home while forming a verdant backdrop to the room.





Spanning the depth of the house and completely open plan, the main reception room is vast with clearly defined areas for entertaining, formal dining, relaxation and family time. Streamlined and modern, the kitchen has handle-free cabinetry in matt charcoal grey paired with white quartz worktops which provide ample food preparation space in across the units and on the island which has breakfast bar seating for three. All appliances are integrated, to include a boiling water tap, so you can move in with relative ease, and the utilities are peacefully tucked away in a spacious adjoining utility room. Towards the rear of the room, there is space for a corner sofa and a formal dining table and chairs, which can spill outside to the rear garden via a wall of bi-folding doors for alfresco lunches and dinners in the summer sunshine.

Southwest facing with a large lawn and mature tree borders, the garden is ideal for families with younger children as it is private with space for trampolines, swings and ball games. It is also ripe for landscaping to create a larger patio area close to the house or seating at the quiet end of the garden which is elevated to catch the sunshine.

A separate cloakroom WC and the integrated garage complete the ground floor. With parking so easily accessible outside the house, there is also the option to convert the garage into a more habitable space, such as a fifth bedroom, home office or gym, subject to planning.





Stepping up to the first floor, there are four elegant double bedrooms; two looking out over the garden, while two enjoy far reaching views over the local landscape towards the Downs. While the garden view bedrooms enjoy bespoke built-in wardrobes, the others have space for freestanding pieces without compromising the floor space. Bedroom four also has access to a large storage room which would be ideally converted to an en suite shower room as it has easy access to water supply from the main bathroom next door.

The epitome of luxury, the family bathroom is lined in slate with gleaming white sanitaryware to include a contemporary freestanding bath and a wet room shower for when time is of the essence.

Should there be a requirement for more space, the loft is large and undeveloped, so would allow for further bedrooms and a bathroom, if need be, subject to planning consents.



#### Vendors' Comments:

"We have completely renovated this amazing property, and we are so happy with how it has turned out. It is light and spacious with some beautiful finishes, making it a fantastic space for entertaining and family time. We feel we have balanced the need for home comforts with a luxury lifestyle, so we only hope the new owners enjoy the space for many years."

#### Education:

Primary: Westdene Primary or Patcham Infant and Junior Schools

Secondary: Patcham High School

Private: Brighton College

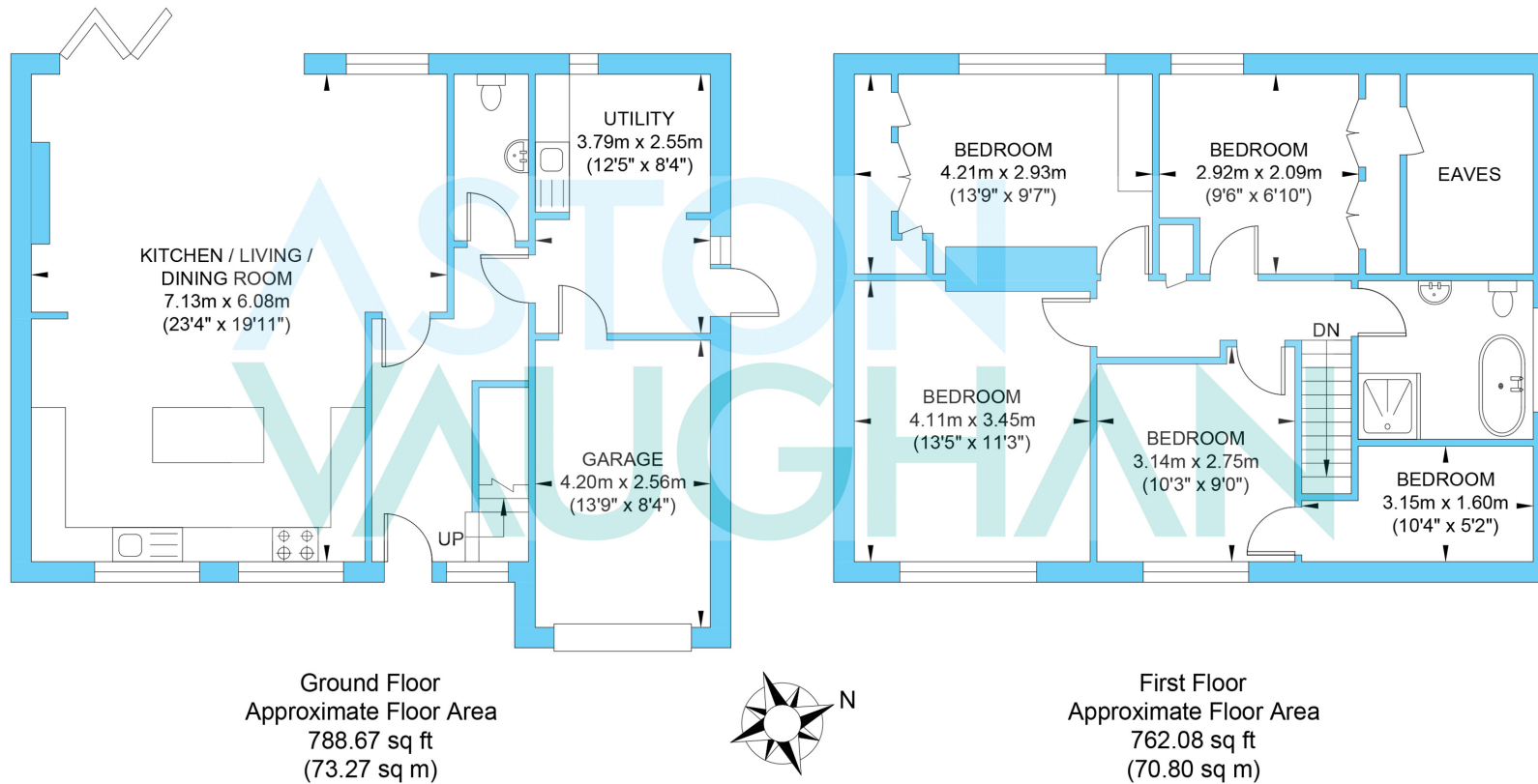
#### Good to Know:

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 to the favoured school catchment and its proximity to Preston Park Station. With so many winning qualities, it is sure to attract many.

This bright, spacious home is in a great location with Patcham Village shops nearby, and within a short drive to Brighton Beach and the fashionable North Laine. The green spaces of Preston and Peacock Park are within easy reach as is Waterhall playing fields (the home of Brighton Rugby Club and an excellent park for dog walking), and the fact that the A23 to London is on the doorstep should make this very appealing to those who need fast access to the airports and the capital.



## Brangwyn Drive



Approximate Gross Internal Area (Including Garage) = 144.07 sq m / 1550.75 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.