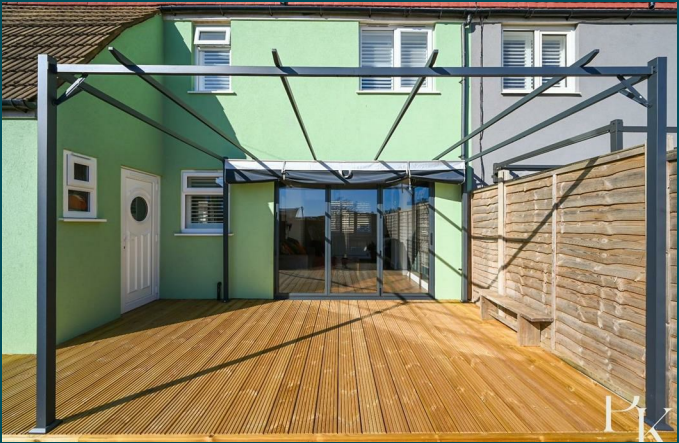




12 Brambledean Road
Brighton, BN41 1LP



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Brighton, BN41 1LP

Guide price £600,000

Guide Price £600,000 - £625,000 Situated in a popular residential area of South Portslade, this beautifully refurbished, five-bedroom semi-detached family home offers a stylish blend of contemporary finishes and practical living across three well-designed floors with convenient off-street parking.

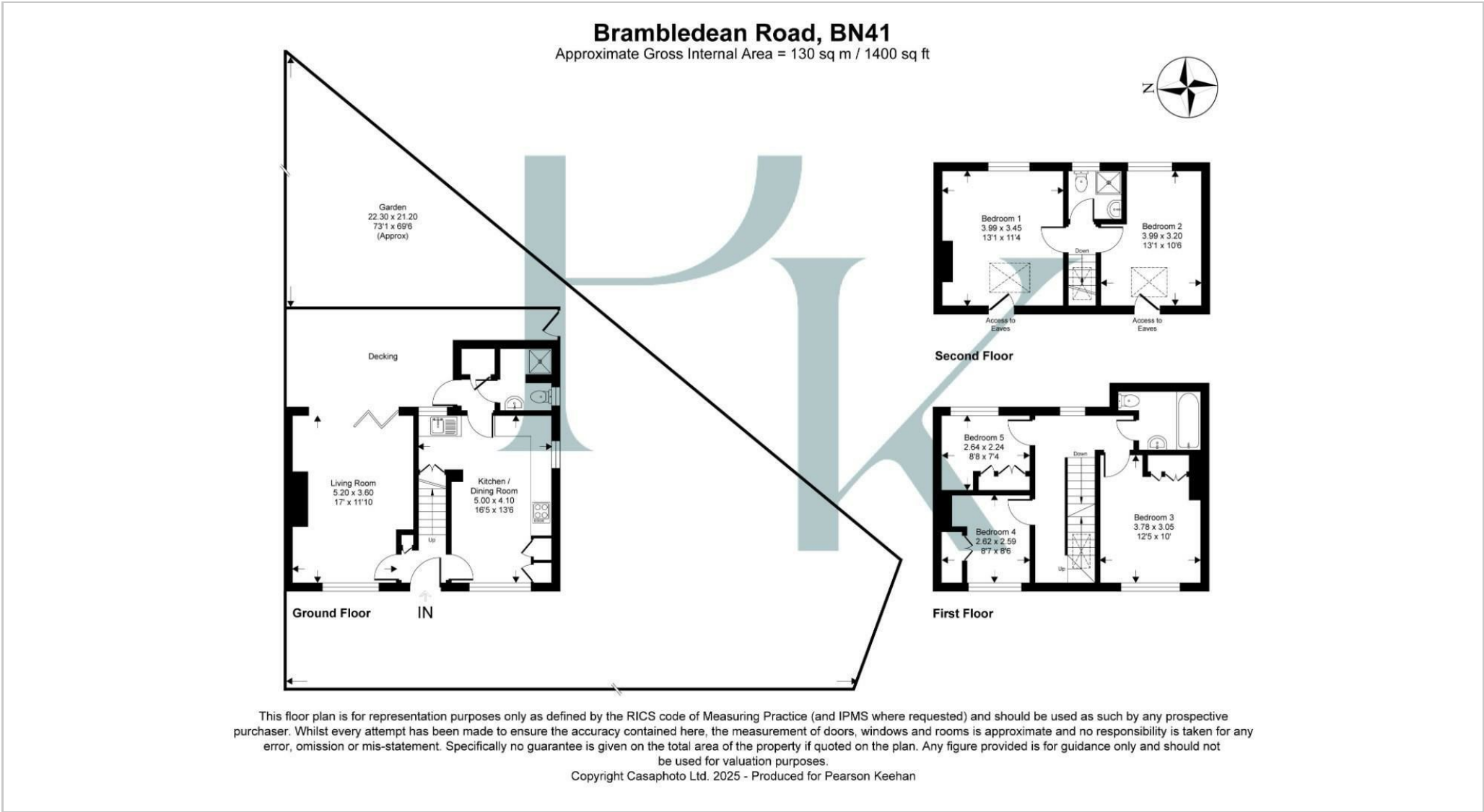
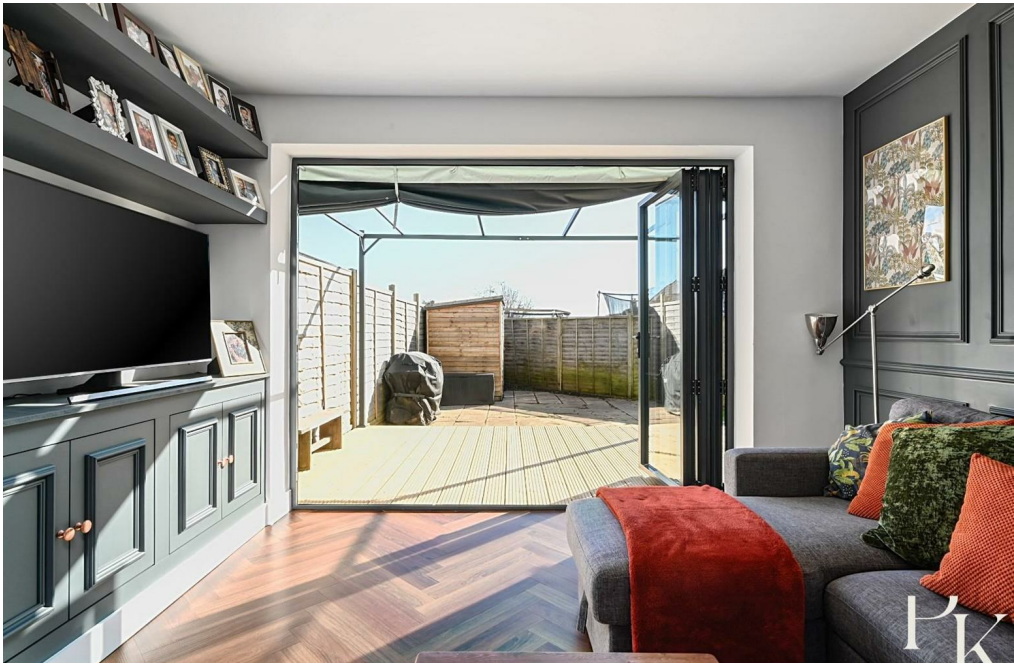
Serving the ground floor, you have a light-filled open-plan kitchen/dining room, finished with modern cabinetry in a muted green tone, copper accents, and warm wooden worktops. The layout provides excellent storage and workspace, making it both functional and inviting. The dining area flows seamlessly towards the rear, where set-off is a handy shower room, utility area and access to garden. Also on this level, the living room boasts bespoke cabinetry, herringbone flooring, and bi-folding doors that flood the space with natural light and also open directly to the garden.

The first floor comprises of a luxury family bathroom along three bedrooms that all boast custom-made fitted wardrobes. The top floor features two further double bedrooms, including a spacious principal bedroom with ample storage and character details. A second modern shower room completes this level, offering convenience for larger families or guests.

Outside, the property benefits from a generous, uniquely shaped garden plot with a large decked entertaining area and ample space for planting, play, or relaxation and convenient off-street parking to the front.

If desired, given the large plot size, there is also further scope to extend the property.

Ideally positioned, Brambledean Road is set within a popular residential area of Portslade. Both Fishersgate and Portslade railway stations are close by, offering convenient commuter links to London, Gatwick and Brighton. A wide range of amenities can be found along nearby Boundary Road, including popular cafés, restaurants, and supermarkets. The property also falls within easy reach of several well-regarded schools, making it an excellent choice for families. Hove seafront is also just a short journey away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan