



23 Swanborough Drive  
Brighton, BN2 5PJ  
Guide price £500,000

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## 23 Swanborough Drive

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Phil Hall Estate Agents welcomes to the market an Immaculate Family Home Offering Space, Style and Future Potential. Nestled in a highly regarded residential area of Brighton, this beautifully presented three-bedroom semi-detached home on Swanborough Drive offers a rare opportunity to purchase a turnkey property combining modern design, generous living spaces, scope for future development (STPP), and sea views. Ideally located within close proximity to reputable schools, local amenities, Brighton Racecourse, and the city's famous seafront, this home caters perfectly to families, professionals, and those looking for a high-quality lifestyle in a well-connected location.

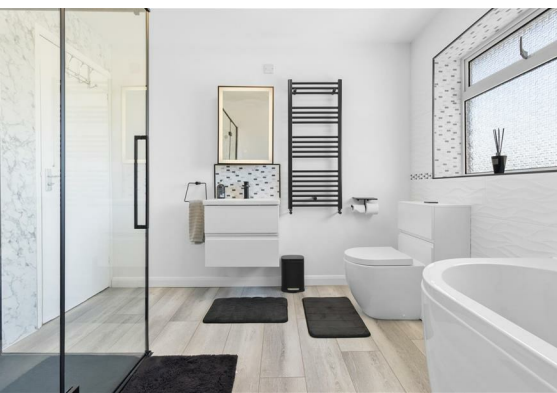
Upon entering the home, you're welcomed into a spacious entrance hall with stairs leading to the first floor and access to the ground floor accommodation. The cloakroom is smartly fitted with a modern two-piece suite, ideal for guests.

The front-facing living room is bright and inviting, featuring beautiful parquet flooring, a charming open fireplace with surround, and a square archway that flows seamlessly into the open-plan kitchen/dining room.

The kitchen/dining area is a true highlight – both stylish and functional. The kitchen is fitted with a range of modern wall-mounted and base units, complemented by quartz worktop, a breakfast bar, five-ring gas hob with extractor, integrated appliances, and a cleverly designed utility cupboard providing further storage and housing the boiler, and tumble dryer. The dining area is filled with natural light and offers direct access to the rear garden through sliding double-glazed patio doors.

Upstairs, you'll find three generously sized bedrooms, all beautifully decorated with a light and airy feel. The luxury family bathroom is finished to a high standard and features a four-piece suite, including a panelled bath, a walk-in shower cubicle, close-coupled WC, a sleek wall-mounted sink with vanity unit, and additional closed storage space.





Guide Price £500,000 to £550,000

#### LOCATION, LOCATION, LOCATION

Swanborough Drive enjoys a prime location in East Brighton, offering a balance between suburban tranquility and urban convenience. Local schools are easily accessible, making it ideal for families, while the proximity to Brighton Racecourse, local parks, and the South Downs National Park provides ample recreational opportunities. The city centre, seafront, and Brighton Marina are just a short drive or cycle away, offering everything from restaurants and shopping to seaside attractions.

The property is also well-placed for access to Brighton General Hospital, bus routes, and major road links for commuters.

Entrance Hall  
13'4 x 8'09 (4.06m x 2.67m)

Ground Floor Cloakroom  
6'4 x 2'6 (1.93m x 0.76m)

Living Room  
15'5 x 11'6 (4.70m x 3.51m)

Dining Area  
11'0 x 9'5 (3.35m x 2.87m)

Kitchen  
13'9 x 9'5 (4.19m x 2.87m)

First Floor Landing  
7'10 x 5'6 (2.39m x 1.68m)

Bedroom One  
13'11 x 11'4 (4.24m x 3.45m)

Bedroom Two  
11'4 x 9'1 (3.45m x 2.77m)

Bedroom Three  
9'9 x 9'6 (2.97m x 2.90m)

Bathroom  
10'7 x 9'1 (3.23m x 2.77m)

#### Outside

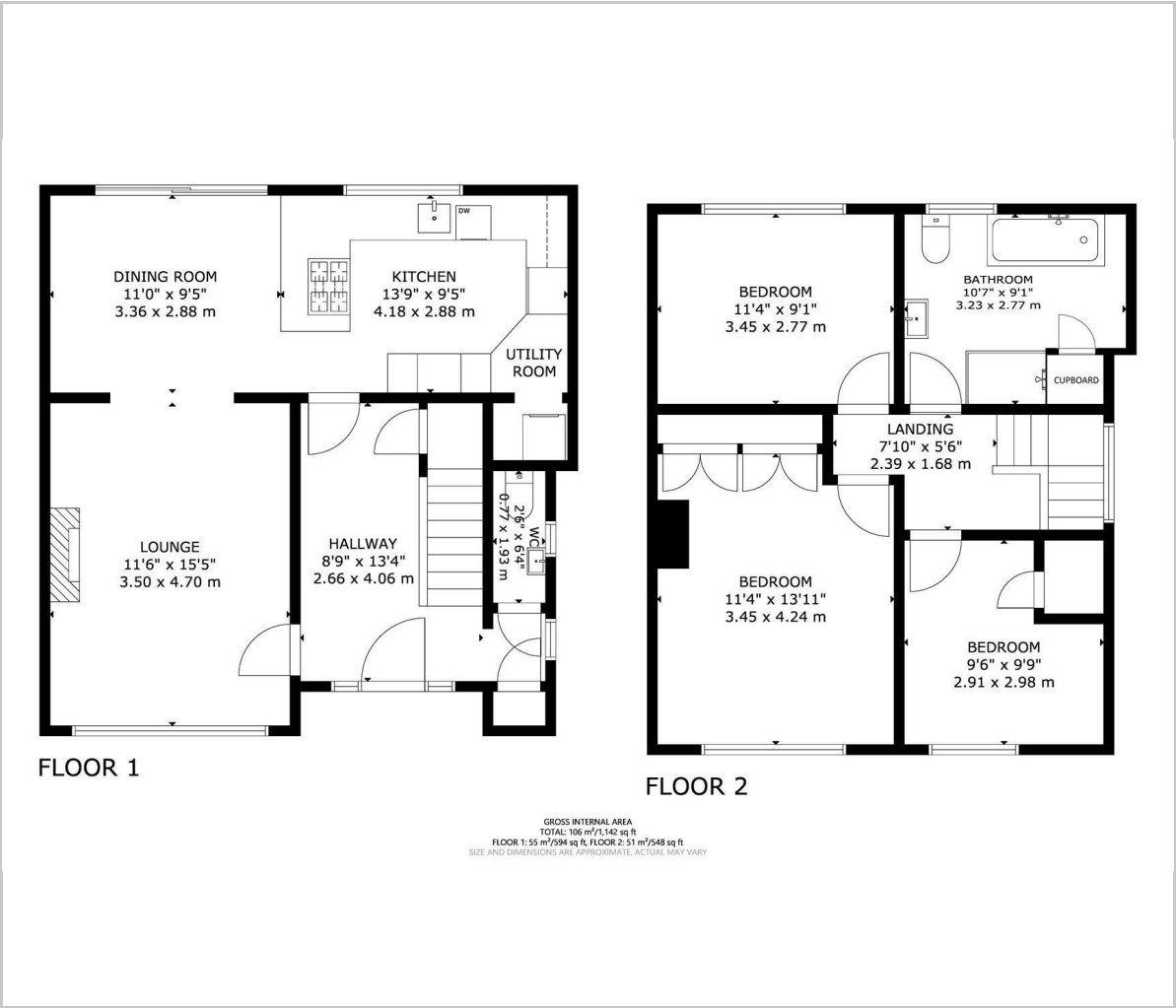
As you approach the property, you're welcomed by a smartly presented frontage with a driveway providing off-road parking, bordered by a neat garden space. A shared driveway runs alongside the house, offering additional access to the single garage at the rear.

To the rear, the property boasts an approx 70ft private, and fully enclosed garden across two levels, – a perfect retreat for families, gardeners, or those who enjoy outdoor entertaining. Directly accessible from the dining room, a patio area with sea views and offers space for al fresco dining or relaxation. From here, steps lead down to a large lawn area, ideal for children to play or for future landscaping. The garden is framed by mature fencing and offers a good level of privacy.

The single garage provides secure storage or the potential for conversion into a home office, gym, or studio (subject to consent), enhancing the property's long-term flexibility.

Garage  
17'8" x 8'8" (5.4 x 2.65)

Floor Plan



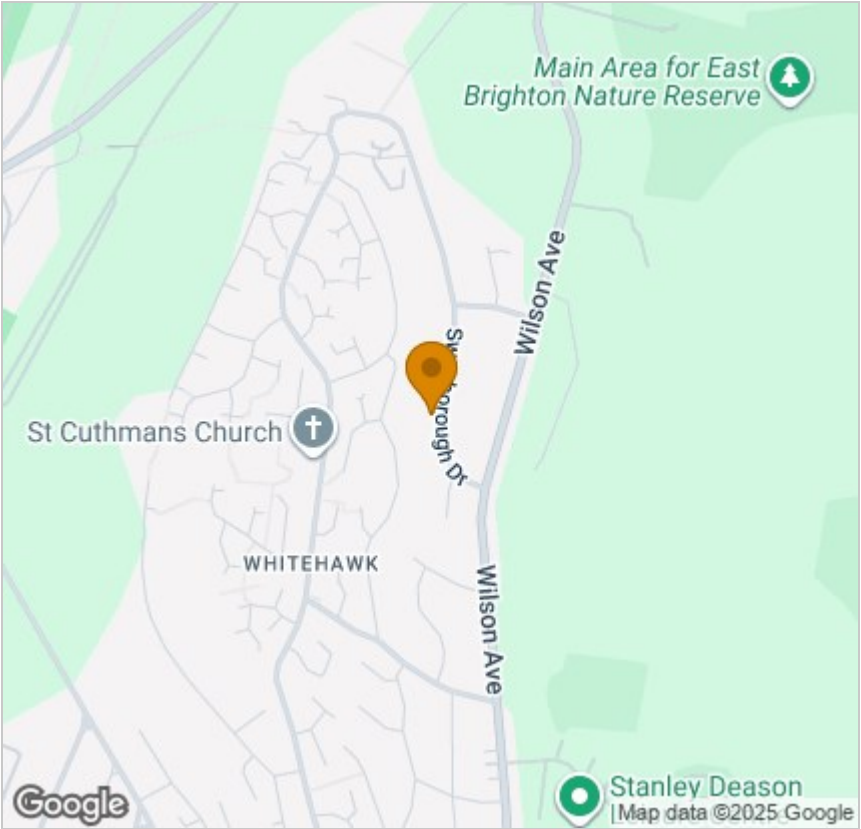
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

