



Brangwyn Avenue, Brighton, BN1 8XG

welcome to

Brangwyn Avenue, Brighton

This is an attractive modern detached family house situated in the highly sought after Brangwyn area of north Brighton. The house offers well-presented accommodation comprising: lounge, dining room, fitted kitchen, conservatory, cloakroom, three double bedrooms, shower room, garden and garage.



This is an attractive modern detached family house situated in the highly sought after Brangwyn area of north Brighton. The house offers well-presented accommodation comprising: lounge, dining room, fitted kitchen, conservatory, cloakroom, three double bedrooms, recently fitted shower room, garden and integral garage. with it's own private driveway and additional parking space. Viewing Essential. No onward chain.



Total floor area 155.1 sq.m. (1,669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Brangwyn Avenue is situated in the highly sought after Westdene area of Brighton. Occupying a favoured position, you will find this detached family home family home nestled on the edge of The South Downs National Park with numerous bridleways for walking and cycling.

The area has a wealth of good local schools which cater for all age groups and includes the increasingly popular Westdene primary school. Westdene Green and the local nature reserve can be found within a short walk from the property, along with the popular Coney Wood where walkers can explore the open meadows adjoining Waterhall which lead up to Devil's Dyke. Ditchling Beacon is on the horizon. Patcham Peace garden and Withdean Park are within a short walk away.

Patcham Old Village is a ten-minute walk away, where you will find a range amenities including a Post Office, bakery, supermarket, restaurants, take-aways and a café. Westdene and Withdean also offer local shopping parades, and the nearby Withdean sport complex with its Leisure Centre.

Bus 5/5A gives access to Brighton City Centre via London Road while bus 27 runs from Withdean's Park and Ride (free parking) at the Leisure Centre via Dyke Road to the shops around Churchill Square. There are also excellent commuter links on to the A23 & A27 and Preston Park station (within 1.2 miles away).

Key Information

Schools

Primary: Patcham Infant School - 0.3 miles, Patcham Junior School - 0.4 miles, Westdene Primary School - 0.5 miles, St Bernadette's Catholic Primary School - 1.1 miles, Carden Nursery & Primary School - 1.1 miles, Balfour Primary School - 1.2 miles, Hertford Infant School - 1.5 miles, Stanford Infant School - 1.7 miles, Hertford Junior School - 1.7 miles, Downs Junior School - 1.8 miles, Downs Infant School - 1.9 miles, Stanford Junior School - 1.9 miles.

Secondary: Patcham High School - 0.4 miles, Dorothy Stringer School - 1.0 miles, Varndean School - 1.1 miles, Varndean College - 1.3 miles, Downs View Link College - 1.3 miles, Cardinal Newman Catholic School - 1.8 miles, BHASVIC College - 2.7 miles.

Train Stations

Preston Park Station - 1.2 miles
 London Road Station - 1.9 miles
 Brighton Mainline Station - 2.8 miles

Amenities

Patcham Village - 0.5 miles
 Eldred Avenue Shopping Parade - 0.5 miles
 Ladies Mile Road Shopping Parade - 0.7 miles
 Wilmington Parade Shops - 1.0 miles
 Sainsbury's Local (Carden Avenue) - 1.3 miles
 M&S Simply Food (Carden Avenue) - 1.8 miles
 Asda Superstore (Hollingbury) - 2.1 miles
 Fiveways Shopping Parade - 2.1 miles
 Waitrose (Nevill Road) - 2.5 miles
 Seven Dials Shopping Parade - 2.7 miles
 Pavilion Retail Park (Lewes Road) - 3.1 miles
 Churchill Square Shopping Centre - 4.1 miles

Main Roads

A23/A27 Road Network - Within a 5 minutes' drive away.

welcome to

Brangwyn Avenue, Brighton

- Modern detached family house in this sought after location
- Lounge, dining room and fitted kitchen
- Cloakroom and recently fitted shower room
- Three double bedrooms
- Conservatory and good size rear garden
- Garage with private driveway and additional parking
- Viewing Essential
- Priced to sell - no onward chain

Tenure: Freehold EPC Rating: C

guide price

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106105 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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