



Bavant Road, Brighton, BN1 6RD

welcome to

Bavant Road, Brighton

A delightful four-bedroom semi-detached family home in one of the areas very best locations. With off road parking, a huge garden and within walking distance to Preston Park Station this lovely home is perfect for growing families.



Located in a quiet but very popular road everything you need is within a short walk including the Station, Preston Park, Fiveways and many local pubs and shops. The house itself is well-presented throughout but also has huge potential to extend further to the rear or build a large garden room so anyone can grow with the house over the years (stnp) like many of the neighbours have already done.

When entering the house you are welcomed by a large entrance hallway which features some beautiful stained glass setting a great tone for the house immediately. This leads onto the bright and spacious through living/dining room which is a great entertaining space and also features an open fireplace in the living room section. A modern and bright separate kitchen and an extremely handy conservatory which leads onto the garden. All these spaces are made with family living in mind and again can be adjusted to suit different needs if required.

Moving upstairs and the house continues to feel really generous for families with so much natural light flowing through. On the first floor you have three good sized double bedrooms with the master bedroom enjoying views across Brighton, a family bathroom and a small room which can be used for office/sewing room or storage.

Going up again and there is also a loft extension which comprises of a further double bedroom and plenty of storage space.

As beautiful as the house is, the real features here are outside with a sunny and long rear garden allowing you to make this into a great family space and the off road parking in an area so close to Preston Park Station.



Total floor area 163.7 m² (1,762 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

Bavant Road is ideally located in the popular conservation area of Preston Park, perfect for commuters, being within a quarter of a mile from Preston Park station with its links to Gatwick and London Victoria. Local bus services provide access to Brighton city centre and the seafront and convenient local shopping amenities/mini supermarket are available close by. Preston Manor and Preston Park itself which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging are within walking distance of the property.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.3 miles, Balfour Primary School - 0.6 miles, Stanford Infant School - 0.8 miles, Hertford Infant School - 0.9 miles, Stanford Junior School - 1.1 miles, Downs Junior School - 1.1 miles, Downs Infant School - 1.1 miles, Hertford Junior School - 1.4 miles, Westdene Primary School - 1.5 miles, Patcham Infant School - 1.6 miles.

Secondary: Varndean College - 0.7 miles, Downs View Link College - 0.7 miles, Dorothy Stringer School - 0.8 miles, Cardinal Newman Catholic School - 0.9 miles, Varndean School - 0.9 miles, Patcham High School - 1.4 miles, BHASVIC College - 1.4 miles.

Train Stations

Preston Park Station - 0.4 miles
London Road Station - 1.1 miles
Hove Station - 1.7 miles
Brighton Mainline Station - 1.8 miles

Amenities

Sainsbury's (Preston Road) - 0.2 miles
Fiveways Shopping Parade - 0.7 miles
Patcham Village - 1.0 miles
Preston Circus/London Road Shopping - 1.0 miles
Seven Dials Shopping Parade - 1.5 miles
Sainsbury's (New England Street) - 1.6 miles & Sainsbury's Local (Carden Avenue) - 1.6 miles
Asda Superstore - 2.4 miles
Brighton City Centre - 2.6 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

Bavant Road, Brighton

- SEMI-DETACHED HOUSE
- 4 DOUBLE BEDROOMS
- OFFICE ROOM
- GARAGE & OFF-ROAD PARKING
- LARGE REAR GARDEN
- CONSERVATORY
- BATHROOM & CLOAKROOM
- 0.4 MILES TO PRESTON PARK STATION

Tenure: Freehold EPC Rating: D

offers in excess of

£950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106610 - 0002

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