



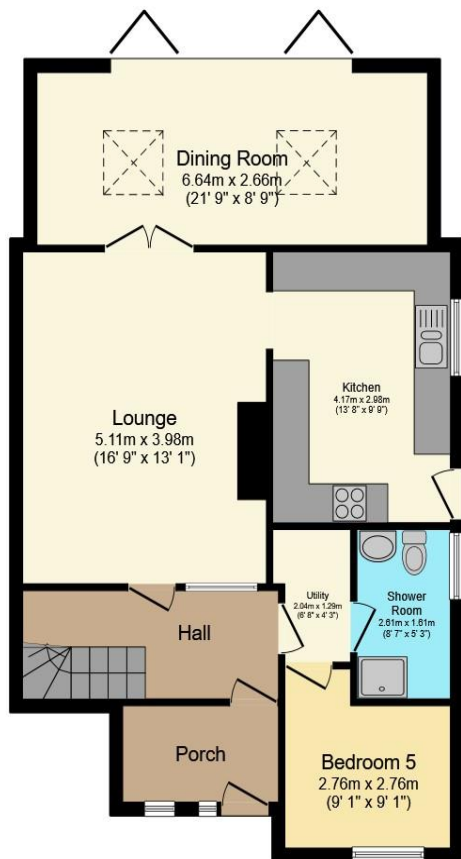
Kipling Avenue, Brighton BN2 6UF

welcome to

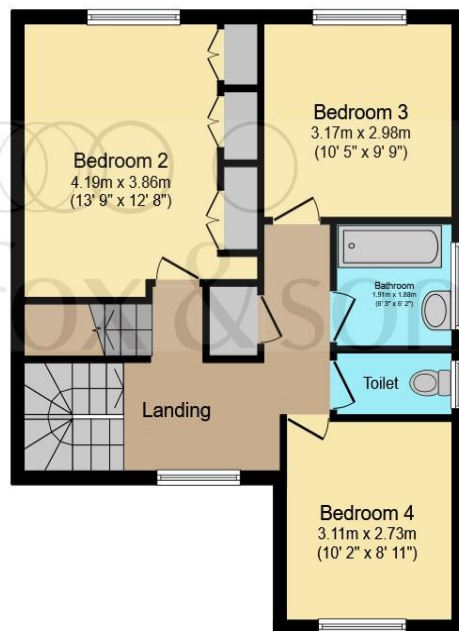
Kipling Avenue, Brighton

GUIDE PRICE £600,000-£650,000. Located in a peaceful part of Brighton, this 1,800 sq ft semi-detached home fuses thoughtful design with future-ready features—Alexa-controlled blinds, solar panels with battery, EV charging, a landscaped south-facing garden, and luxury top-floor suite.

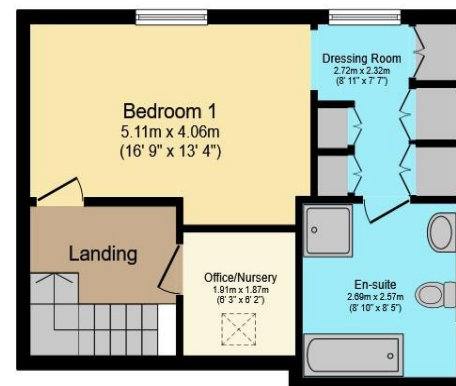




Ground Floor



First Floor



Second Floor

Total floor area 168.9 m² (1,818 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

Situated in one of Brighton's most desirable neighbourhoods, this exceptional five-bedroom semi-detached home offers approximately 1,800 sq ft of thoughtfully designed living space across three floors. Blending contemporary style with smart and sustainable features, it's the ideal home for modern family life. The ground floor welcomes you with a spacious hallway, leading to a versatile double bedroom with en-suite and underfloor heating—perfect for guests, home office or extra income.

A separate utility room adds convenience, while the generous living room flows into a well-equipped kitchen and bright dining area, complete with Alexa-controlled blinds and remote skylights. Bifold doors open onto a beautifully landscaped, south-facing garden. Approved plans for a kitchen extension offer further potential.

Upstairs, the first-floor hosts three double bedrooms, a recently updated family bathroom, and a separate WC. The top floor is a luxurious retreat, featuring a principal suite with walk-in wardrobe, smart en-suite with built-in TV, and an additional room ideal as a nursery or office.

The south facing garden is a standout feature, with a large patio, lawn, and elevated deck offering views of the South Downs. The home also benefits from 2.3kW solar panels, an 11.5kW battery, EV charging point, new boiler, and Starlink internet.

With excellent schools, shops, and transport links nearby, this is a rare opportunity to secure a smart, spacious home in a prime location.

welcome to

Kipling Avenue, Brighton

- South-facing landscaped garden
- Driveway
- EV charging point and new boiler
- Approved planning for kitchen extension
- Five bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£600,000 - £650,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107128



Property Ref:
KET107128 - 0007

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