



Brownleaf Road, Brighton BN2 6LD

welcome to

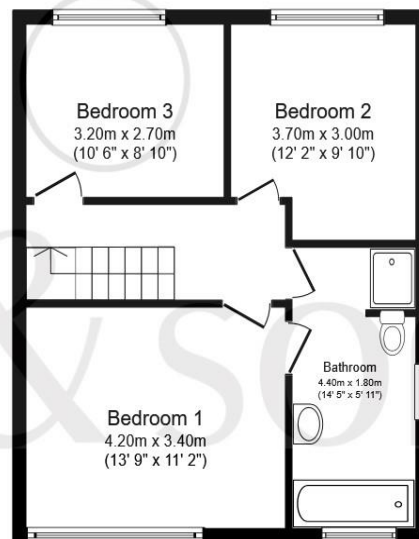
Brownleaf Road, Brighton

Guide Price £500,000-525,000. Stunning extended family home. This semi-detached property provides 4 or 5 bedrooms in the main house and also has the bonus of a studio/annex in the former garage. The living space is particularly impressive with the luxury kitchen opening to the rear garden.





Ground Floor



First Floor



Annex

Total floor area 141.0 sq. m. (1,518 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). Plan produced for Fox & Sons Powered by www.focalagent.com

Set in the village of Woodingdean on the outskirts of Brighton. You are surrounded by the South Downs and have Rottingdean and its beach close by,

This is a beautifully presented and extended property is ideal for families with an amazing living space with a luxury modern kitchen/ living room to the rear of the house and a separate living room to the front. The ground floor also has a utility room and one of the bedrooms and a shower room.

On the first floor are 3 further bedrooms all of which have delightful views and a large bathroom with luxury fittings. Outside there is a driveway for several cars whilst the rear garden has a patio to the immediate rear of the house which leads to the large lawn.

The garage has been converted into a self contained studio flat which could be ideal for teenager or grandparent. Alternatively it could be rented for approximately £600 per month.

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Brownleaf Road, Brighton

- 4/5 bedroom family home
- 2 bathrooms
- Studio/annex
- Large garden
- Luxury kitchen diner

Tenure: Freehold EPC Rating: D

guide price

£500,000 - £525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET105927 - 0007

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