



Winfield Avenue, Brighton, BN1 8QH



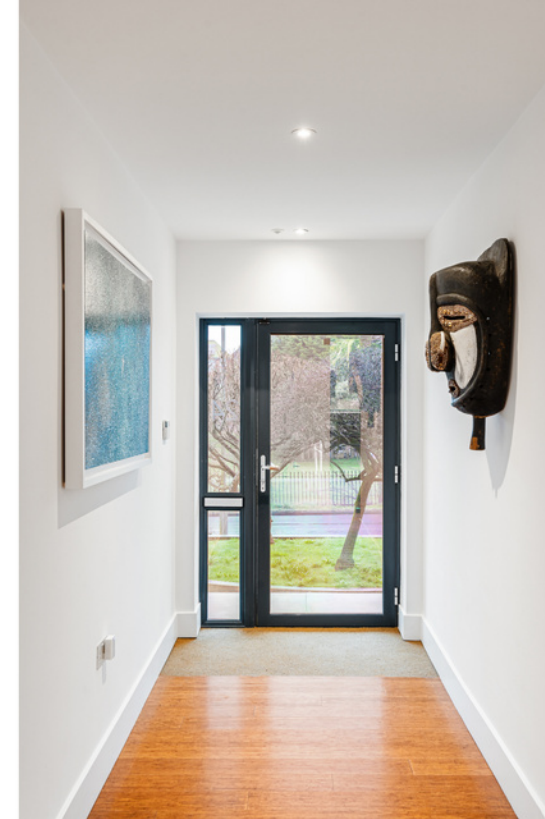
Winfield Avenue, Brighton, BN1 8QH

- Superb Modern Detached House
- Great Family Location With Open Views Over Playing Fields
- Five Bedrooms & Five Bathrooms
- Ample Open Plan Living Space
- High End Fully Fitted Kitchen With Neff Appliances & 'Quooker Tap'
- Feature Open Tread Staircase & Feature Glass Wall Over Looking Rear Garden
- Landscaped Rear Garden With Useful Outbuilding (Currently Setup As Gym)
- Spacious Principle Bedroom Suite With Balcony
- Under Floor Heating

Experience the epitome of modern living in this superb detached house located on Winfield Avenue, Brighton. With its five bedrooms, five bathrooms, and ample open plan living space, this property offers exceedingly comfortable family living.

Set in a great family location, the house enjoys stunning open views over the adjacent playing fields, providing a sense of tranquillity and privacy. The expansive windows flood the interiors with natural light, creating a bright and welcoming atmosphere throughout.

Step inside and be captivated by the high-end fully fitted kitchen, complete with top-of-the-line appliances and sleek contemporary finishes. The open plan layout seamlessly connects the kitchen with the dining area and the spacious living room, making it an ideal space for entertaining guests or spending quality time with family.





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Contemporary detached house boasting five bedrooms, five bathrooms, open plan living space, and a landscaped garden with a gym outbuilding. Ideal family home in a sought-after location.

One of the many standout features of this property is the striking open tread staircase, which adds a touch of architectural elegance to the interior. Paired with a feature glass wall overlooking the rear garden, it creates a sense of modern sophistication.

The landscaped rear garden is a true oasis, with its lush greenery and patio seating/entertaining area. Additionally, there is a useful outbuilding that is currently set up as a gym, offering the perfect space to stay active and healthy without leaving home.

On the top floor, the spacious principle bedroom suite is a luxurious retreat. It features a balcony where you can enjoy your morning coffee while taking in the panoramic views of the surrounding area. The en-suite bathroom is tastefully designed and finished to the highest standards, providing a peaceful sanctuary to unwind at the end of the day.

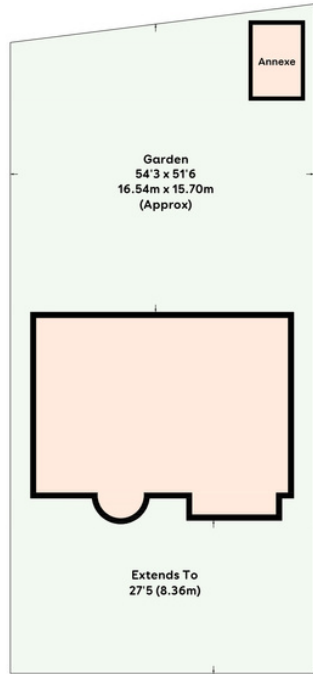
With four additional well-proportioned bedrooms and four more modern bathrooms, there is ample space for larger families or those in need of guest rooms.

Winfield Avenue is a desirable location, known for its friendly community and convenient access to local amenities. Brighton, with its vibrant culture, diverse dining options, and excellent schools, is just a short distance away, ensuring you have everything you need within reach.





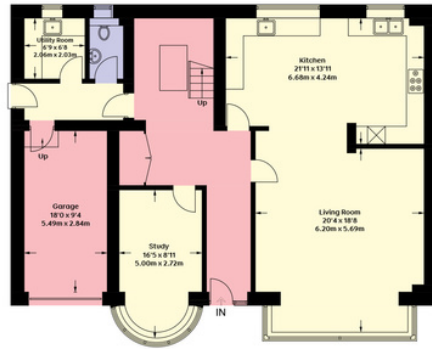




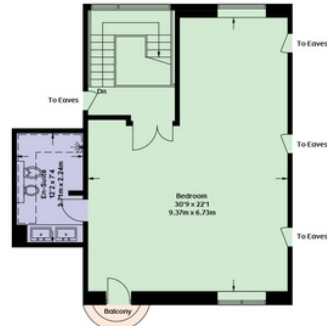
Site Plan



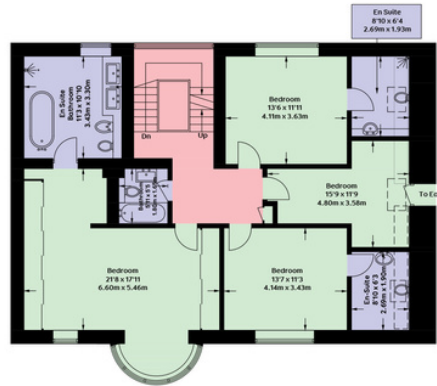
Annexe
113 sq ft / 10.5 sq m
(Not Shown in Actual Location / Orientation)



Ground Floor
1444 sq ft / 134.2 sq m (Including Garage)



Second Floor
778 sq ft / 72.3 sq m



First Floor
1335 sq ft / 124.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE / ANNEXE / LIMITED USE AREA) = **3670 sqft / 341.0 sqm**
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE / ANNEXE / LIMITED USE AREA) = **3393 sqft / 315.2 sqm**



Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2).
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
 Tenure Freehold
 Council Tax Band E



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