



Brangwyn Drive, Brighton, BN1 8XB
£800,000 - £850,000 Guide



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SELLING HOMES
IN BRIGHTON
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A stunning four-bedroom detached house, located in this sought-after residential location and complete with an excellent sized south-west facing rear garden, garage, and driveway. Having undergone recent extensive renovation and modernisation, the property is offered for sale in immaculate decorative order throughout and early and internal viewing is essential.





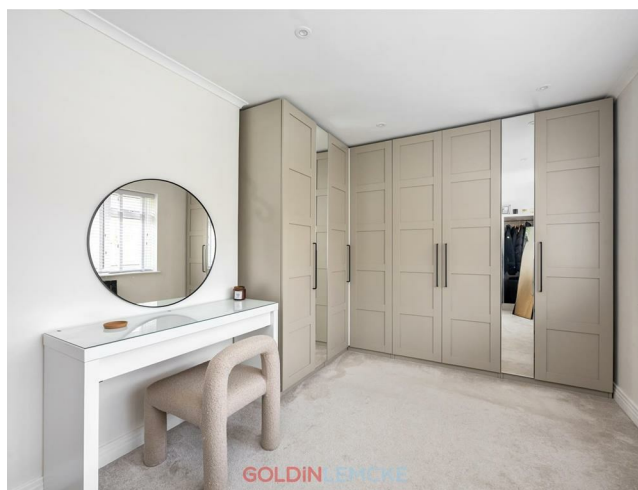
Further Information

This exceptional home is approached via an attractive front garden, with a driveway offering off-road parking and direct access to the garage. Internally, the ground floor features a bright and spacious entrance hall leading to an amazing open-plan kitchen/dining/living room, with a bifold door opening directly onto the garden. The beautiful kitchen is thoughtfully designed with quartz worktops, fitted storage and high-quality appliances, including an integrated boiling water tap. A contemporary cloakroom and an excellent sized utility room provide additional convenience, with direct access to both the rear garden and the garage.

To the first floor, there are four generously proportioned double bedrooms, one of which features access to a good-sized storage room with excellent potential for conversion into an en suite shower room. The newly decorated family bathroom has been finished to an excellent standard, benefitting from a freestanding bath and a separate 'wet room' style shower. Additionally, the loft space offers further potential for expansion, subject to the necessary consents.

Having undergone a full renovation, the property is presented for sale in excellent decorative order throughout, with a versatile layout that provides plenty of opportunity to personalise and make it your own. A standout feature is the expansive, private rear garden, measuring circa 120ft in length and further enhanced by the added convenience of gated side access to the front.

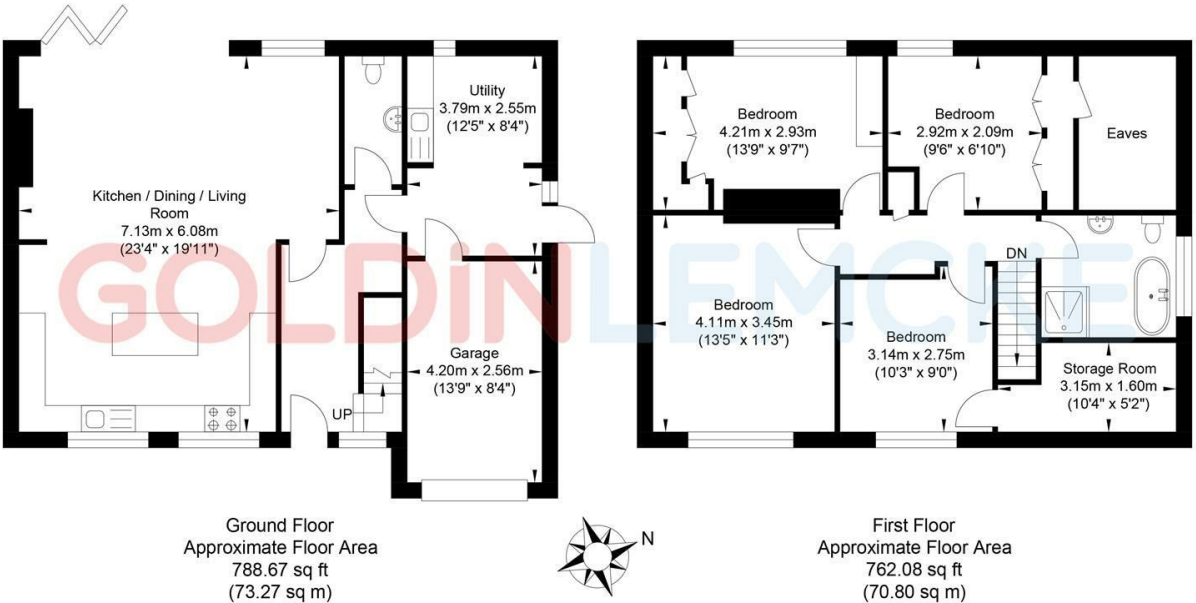
Brangwyn Drive is situated in a convenient location, with easy access to Patcham's Old Village, where you'll find a range of amenities including a variety of shops, bars, and restaurants. The property provides quick access to the A27/A23 road network, ideal for commuters, as well as local bus services to Brighton city centre and the seafront. Preston Park station is also within close reach and Westdene primary school is 0.6 miles away, being one of the two outstanding primary schools in Brighton.



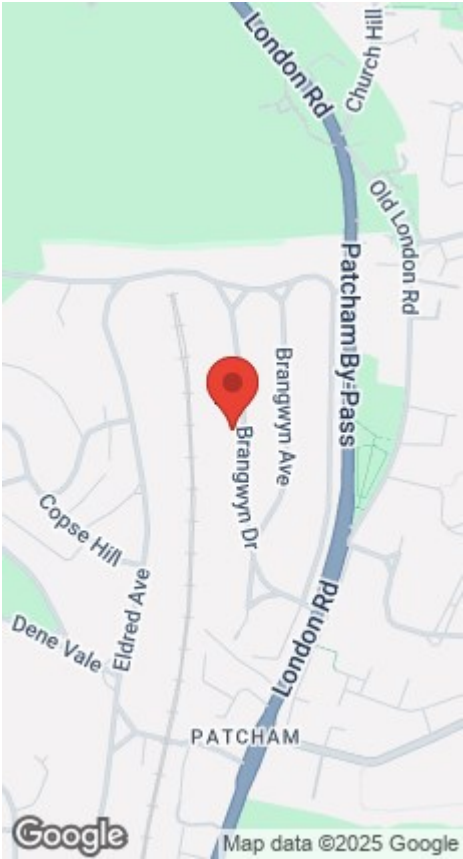
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Brangwyn Drive



Approximate Gross Internal Area (Including Garage) = 144.07 sq m / 1550.75 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales		EU Directive 2002/91/EC

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.