STONE



Barrhill Avenue BN1

£700,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

The Stone Family



Some homes have a story shaped by generations. Others are given the opportunity to begin an entirely new chapter. What was once a modest bungalow has been completely reimagined, transformed into a striking contemporary home designed around the way we live today.

Behind its distinctive exterior, this beautifully renovated four-bedroom semi-detached home is a wonderful celebration of light, space and modern design. Every element of its transformation has been considered with contemporary living in mind, creating somewhere that feels a world away from the property it once was.

And perhaps that's what makes this home so interesting. It's not simply somewhere that has been updated or extended. It's a home that has been given an entirely new identity, with the space and flexibility to grow into the next chapter of someone's life.

Step inside and the feeling is immediate. Open, bright and wonderfully welcoming, the house has been designed to make everyday living feel effortless.

At its heart is a beautiful open-plan kitchen, dining and living space, where the boundaries between inside and outside seem to disappear.

Above, an impressive glazed roof lantern draws daylight into the room, whilst expansive bifold doors open the living space directly onto the garden terrace. On warmer days, imagine throwing open the doors, letting the fresh air drift through the house and allowing the afternoon to unfold between the kitchen and garden.

There's something rather lovely about a home where the kitchen becomes so much more than somewhere to cook. It's where the first coffee of the morning is enjoyed, where conversations carry on long after dinner and where friends naturally gather around the island whilst everything else is happening around them.



Beautiful herringbone-style flooring, underfloor heating and contemporary finishes bring a sense of understated luxury, without taking away from the warmth that makes a house feel like home.
Beyond the main living space, four bedrooms offer the flexibility that modern life so often calls for. Whether that's room for a growing family, a dedicated home office, somewhere for guests to stay or perhaps a cosy snug to escape to at the end of the day, the accommodation can adapt to suit the people who call it home.

And there's an opportunity to add those all-important personal touches, too. The current owner is happy to discuss bespoke wardrobe arrangements, allowing the next owners to have a say in how their new home comes together.





Outside is where another part of the story is waiting to unfold.

The substantial rear garden offers an incredible amount of space, something that feels increasingly special in a city like Brighton. A generous terrace stretches across the rear of the house, creating a natural extension of the living accommodation and the perfect setting for long summer lunches, evening drinks or simply enjoying a little peace and quiet.

Beyond, the garden stretches away, offering the freedom to create something truly personal. Perhaps it's beautifully landscaped lawns, colourful planting, space for children to explore or a secluded corner for enjoying the sunshine.

With landscaping options available to discuss as part of the purchase, there is an exciting opportunity for the next owners to help shape this outdoor space around the lifestyle they imagine.

And then there's the setting.

Patcham is one of those places that manages to feel like a village whilst remaining very much connected to Brighton. There's a lovely sense of community here, with local cafés, independent businesses, well-regarded schools and green spaces all contributing to the everyday appeal of the area.

It's somewhere that encourages a slightly slower pace of life. Weekend walks, coffee close to home, familiar faces and the comfort of having everything you need within easy reach.

Yet Brighton's vibrant city centre, the seafront and connections towards London and beyond remain conveniently accessible.

With a driveway, garage and generous accommodation, the practicalities of family life have been considered just as carefully as the design itself.

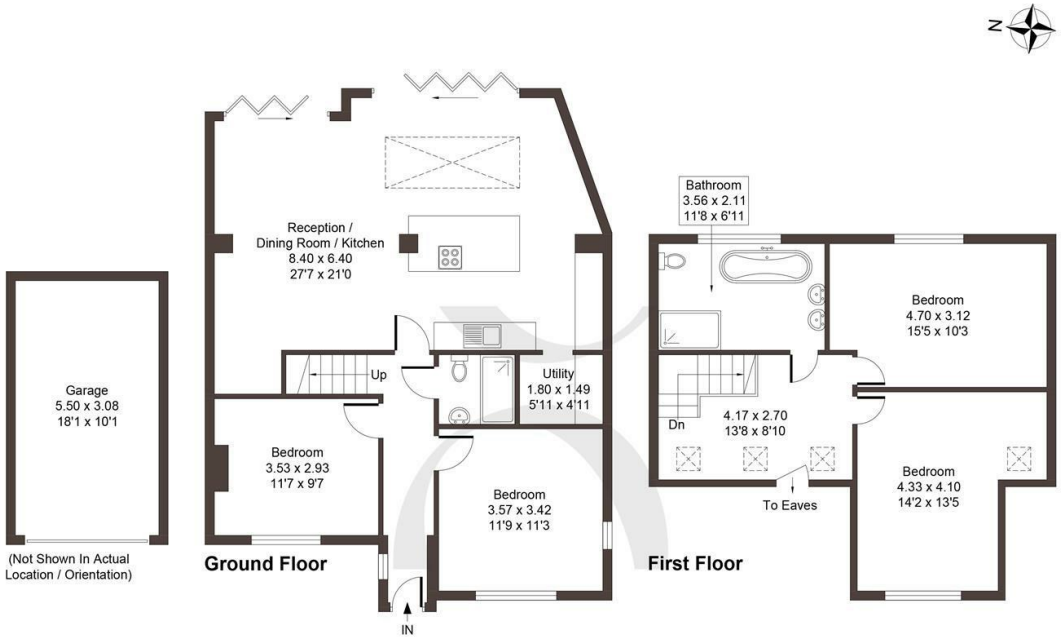
This is more than a renovation. It's a complete reinvention of a home, offering the beauty of contemporary living, the freedom of generous space and the opportunity for its next owners to make the finishing touches their own.

The next chapter is ready to be written.









Approximate Gross Internal Area = 1431 sq ft / 132.93 sq m
Garage = 186 sq ft / 17.32 sq m
Total = 1617 sq ft / 150.25 sq m
Illustration for identification purposes only, measurements are approximate, not to scale.
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STONE

The *Details*

- *Beautifully Renovated & Extended Semi-Detached Home*
- *Striking Contemporary Design with Modern Architectural Features*
- *Impressive Open-Plan Kitchen, Dining & Living Space*
- *Expansive Bifold Doors & Glazed Roof Lantern Flooding the Home with Natural Light*
- *Underfloor Heating & Stylish Herringbone-Style Flooring*
- *Substantial Rear Garden with Generous Terrace & Landscaping Options Available*
- *Private Driveway, Garage & Flexible Living Accommodation*
- *Peaceful Patcham Location, Close to Well-Regarded Schools, Local Amenities & Green Spaces*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

D

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Let's *Talk*

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