



**Baywood Gardens, Brighton, BN2 6BN**

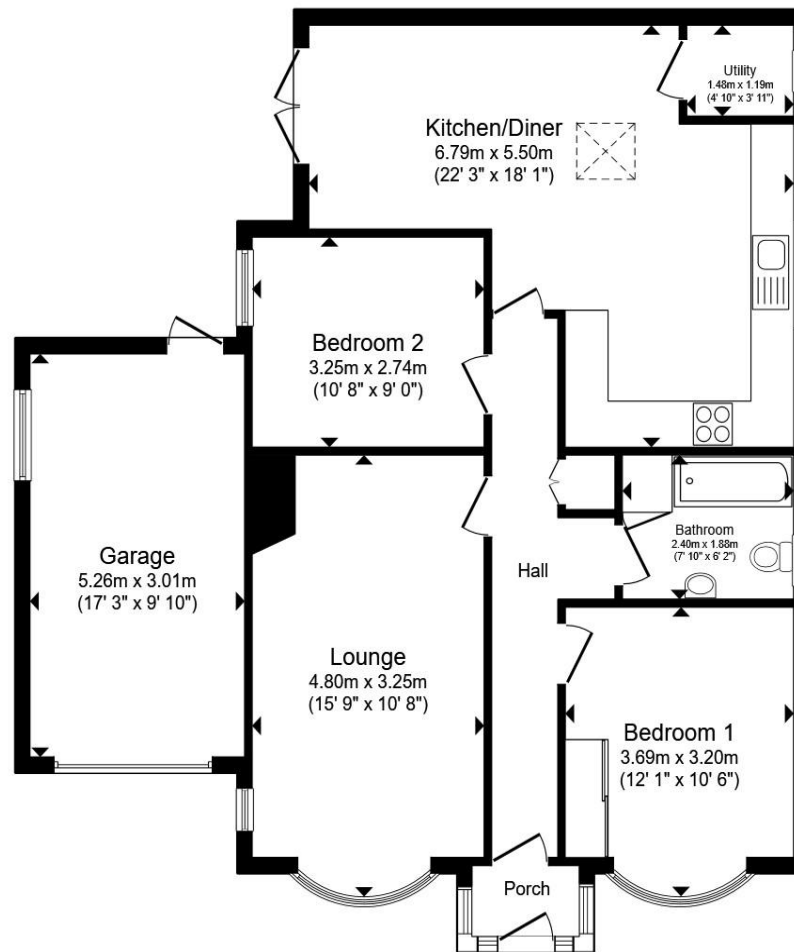
**welcome to**

## **Baywood Gardens, Brighton**

Beautiful Detached Bungalow Offering Exceptional Potential

This attractive 2/3-bedroom detached bungalow features a generous west-facing garden, ample scope for enhancement, and the added benefit of granted planning permission.





**Total floor area 99.5 m<sup>2</sup> (1,071 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.propertybox.io](http://www.propertybox.io)



We are proud to introduce a truly exceptional opportunity to create a distinguished detached family residence or to acquire an elegantly proportioned 2/3-bedroom detached bungalow, perfectly positioned within the highly coveted enclave of North Woodingdean.

The current owner has worked in close collaboration with an architect to conceive a striking, contemporary home, thoughtfully designed to complement its prestigious setting in one of Woodingdean's most desirable locations. Alternatively, the existing dwelling and generous plot present a superb option for those seeking a beautifully spacious bungalow-ideal for those who wish to retain both comfort and an enviable lifestyle without compromise.

As it stands, the property offers versatile accommodation across two/three bedrooms, a beautifully orientated west-facing garden ideal for afternoon and evening sun, private driveway parking, and an impressive open-plan kitchen/dining/living space. This solid foundation provides the perfect canvas, whether for an immediate move-in or a transformation into a bespoke luxury residence.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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## Baywood Gardens, Brighton

- Detached Bungalow
- Full Planning Permission Granted for Proposed Conversion to a 5 Bed House
- Huge Potential
- Very Popular Location
- Sold With No Onward Chain

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

offers over

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET106884](https://fox-and-sons.co.uk/Property/KET106884)



Property Ref:  
KET106884 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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