



## 12 Brambledean Road East Sussex BN41 1LP

Guide Price: £600,000 - £625,000  
Freehold

- REFURBISHED TO AN EXCELLENT STANDARD
- EXTENDED FAMILY HOME
- FIVE BEDROOMS
- THREE BATH/SHOWER ROOMS
- STUNNING KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- UTILITY ROOM
- REAR AND SIDE GARDENS

This exceptional semi-detached family home has undergone an extensive refurbishment and is finished to an outstanding standard throughout. A loft conversion has created spacious five-bedroom accommodation across three floors, complemented by two modern shower rooms and a family bathroom. Properties of this quality are rare to find, and the space has been thoughtfully maximised to its full potential.

The ground floor offers delightful living spaces, including a feature kitchen/breakfast room with integrated appliances and a charming living/dining room with bifold doors opening onto the rear garden. The property benefits from both rear and side gardens, as well as a private driveway to the front. Conveniently located within a short walk of Portslade High Street and the mainline station with direct links to London, the home is also within easy reach of the seafront and Hove Lagoon, offering the perfect combination of lifestyle and convenience.

#### ENTRANCE HALL

Stairs to the first floor.

**KITCHEN/BREAKFAST ROOM** Incorporating 'Butler' sink with adjacent worksurface having a wide range of cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with stainless steel splashback and extractor, electric oven, integrated tall fridge and freezer, integrated dishwasher, understairs storage, triple aspect with three UPVC double glazed windows, space for table and chairs.

**INNER LOBBY** Door to garden. Fitted cupboard with plumbing for washing machine and housing gas fired boiler.

**SHOWER ROOM** Modern suite comprising walk in shower with tiled surround, wash hand basin with drawer under, low level w.c with concealed cistern, tiled floor, heated ladder style towel rail.

#### FIRST FLOOR

**LANDING** UPVC double glazed window, radiator.

**BEDROOM 1** Range of fitted wardrobes, UPVC double glazed window, radiator.

**BEDROOM 4** Fitted wardrobe and shelving, feature fireplace, UPVC double glazed window, radiator.

**BEDROOM 5** Fitted wardrobe, UPVC double glazed window, radiator.

**BATHROOM** White suite comprising tiled panelled bath with shower over, glazed shower screen, sink with drawers under, low level w.c, heated ladder style towel rail, UPVC double glazed window, tiled floor, part tiled walls.

#### TOP FLOOR

**LANDING** Velux window.

**BEDROOM 2** UPVC double glazed window, velux window, radiator, eaves storage.

**BEDROOM 3** UPVC double glazed window, velux window, radiator, eaves storage.

**SHOWER ROOM** Comprising walk in shower with tiled surround, wash hand basin with cupboard under, low level w.c, tiled floor, heated ladder style towel rail, UPVC double glazed window.

#### OUTSIDE

##### PRIVATE DRIVE

**SIDE AND REAR GARDENS** Laid to lawn with patio area.

**Council Tax Band B** as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

#### BRAMBLEDEAN ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA

120.6 sq m / 1298 sq ft

INCLUDING LIMITED USE AREA OF

14.6 sq m / 157 sq ft



**Whitlock & Heaps**  
Floor plan is for illustration and identification purposes only and is not to scale. Please note dimensions are approximate and are not for planning or area calculations. All the plans are for illustration purposes only and are not to scale. Please note floor plans have been produced in accordance with Royal Institution of Chartered Surveyors' Intermediate Property Standards 2 (IPS2).

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Measuring Points: S - Survey Point, W - Window, T - Tiled, FF - Fitted Furniture, G - Garden Shown/Not Shown, D - Display, SK - Skylight, C - Ceiling Height, H - Head Height, B - Boiler, R - Hot Water Tank, I - Integrated Fridge / Freezer, Hb - Head Below 1.5m



Certified Property Measure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

82 B

72 C

65 Sackville Road, Hove BN3 3WE  
sales@whitlockandheaps.co.uk  
01273 778577



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