



Braeside Avenue, Brighton, BN1 8SQ

Offers Over **£525,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Lovely Semi Detached Family Home
- Three Bedrooms
- Two Bath/Shower Rooms
- Garden Room/Office
- Off Road Parking
- Beautiful Landscaped Rear Garden
- Bright Spacious Living Room
- Modern Kitchen Dining Room
- Sought After Family Location
- Close to Local Shops, Schools and Parks

Very well presented semi detached family home offered with three bedrooms, off road parking, landscaped rear garden and garden room/home office. Sought after family location.





Situated in a popular residential area of Brighton, this beautifully presented three bedroom semi-detached family home offers stylish and well planned accommodation throughout, together with off road parking, a landscaped rear garden and a superb garden room/home office. The property has been thoughtfully maintained and improved by the current owners, creating a comfortable and modern home ideally suited to family living.

Entering the property you are greeted by a spacious modern reception hallway leading to all rooms. Positioned at the front of the home is a bright and inviting living room featuring a large window that allows plenty of natural light to flood the space, creating a warm and comfortable environment for relaxing or entertaining.

To the rear of the property is an impressive modern kitchen/dining room which forms the heart of the home. The kitchen is fitted with a range of contemporary units with ample worktop space and some integrated appliances, while the dining area provides plenty of room for a family table and chairs. This space enjoys a lovely outlook over the rear garden and benefits from underfloor heating for additional comfort. Bi-folding doors open directly onto the patio and garden beyond, allowing for seamless indoor-outdoor living during the warmer months.

The ground floor is complete with a modern shower room, fitted with a contemporary suite and stylish tiling, providing additional practicality for busy family life.

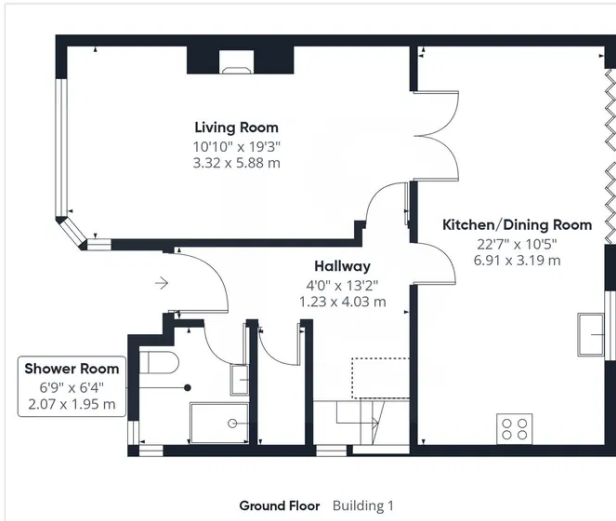


On the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom enjoys an outlook to the rear, while the remaining bedrooms would also work well as children's rooms, guest accommodation or a study if required. The family bathroom is fitted with a modern suite including a bath and a separate shower cubicle, complemented by contemporary fittings and finishes.

Outside, the rear garden has been attractively landscaped to provide a wonderful outdoor space that is both practical and visually appealing. The garden includes a patio seating area ideal for outdoor dining and entertaining, with the remainder laid out to create a pleasant and low-maintenance setting.

A particular feature of the property is the detached garden room which includes a WC. This versatile space provides an excellent home office, studio, gym or hobby room, making it ideal for those working from home or looking for additional flexible accommodation. To the front of the property there is a shared driveway leading to convenient private off road parking while there is also secure gated side access to the rear garden.

Braeside Avenue is a highly regarded residential location popular with families, offering easy access to local shops, parks and a selection of well-regarded schools. Regular bus services run nearby providing convenient links into Brighton city centre, the airport and local train stations.



JS

Approximate total area⁽¹⁾
1168 ft²
108.5 m²

Reduced headroom
49 ft²
4.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.