



16 Brangwyn Crescent

Brighton, BN1 8XJ

Offers Over £1,000,000



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Situated within the highly sought-after Brangwyn district of Brighton, Brangwyn Crescent enjoys an enviable position backing directly onto Coney Hill. The location offers excellent connectivity, with the nearby A23 providing straightforward access to the city centre, seafront, and promenade, while the A23/A27 interchange ensures convenient travel in all directions. Preston Park railway station is close by, offering direct links to London, and the area is well served by a range of highly regarded schools for all ages.



- Generous Four Bedroom Detached Family Home
- 178 sq mtrs / 1931 sq ft of Accommodation Over Two Floors
- Two Reception Rooms
- Kitchen / Dining Room
- Double Glazed Conservatory
- Utility Room & Cloakroom
- Two Bathrooms, One En-Suite
- Large Established Rear Garden in Excess of 130 ft.
- Off Road Parking for Numerous Cars & Garage
- Epc Rating D Council Tax Band F





This attractive detached family home offers spacious and well-balanced accommodation arranged over two floors. The ground floor features two generous reception rooms, including a dual-aspect living room with oak flooring, a log burner, and French doors opening onto the rear garden. A separate sitting room provides additional versatile living space. The well-appointed kitchen is fitted with granite work surfaces, ample storage, a breakfast bar, and integrated appliances, and flows seamlessly into a bright dining area with a Velux window and a double-glazed conservatory overlooking the garden. A utility room, cloakroom, and integral garage add further practicality.

Upstairs, the property comprises four well-proportioned bedrooms and a stylish family bathroom featuring a freestanding oval bath and separate shower. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room.

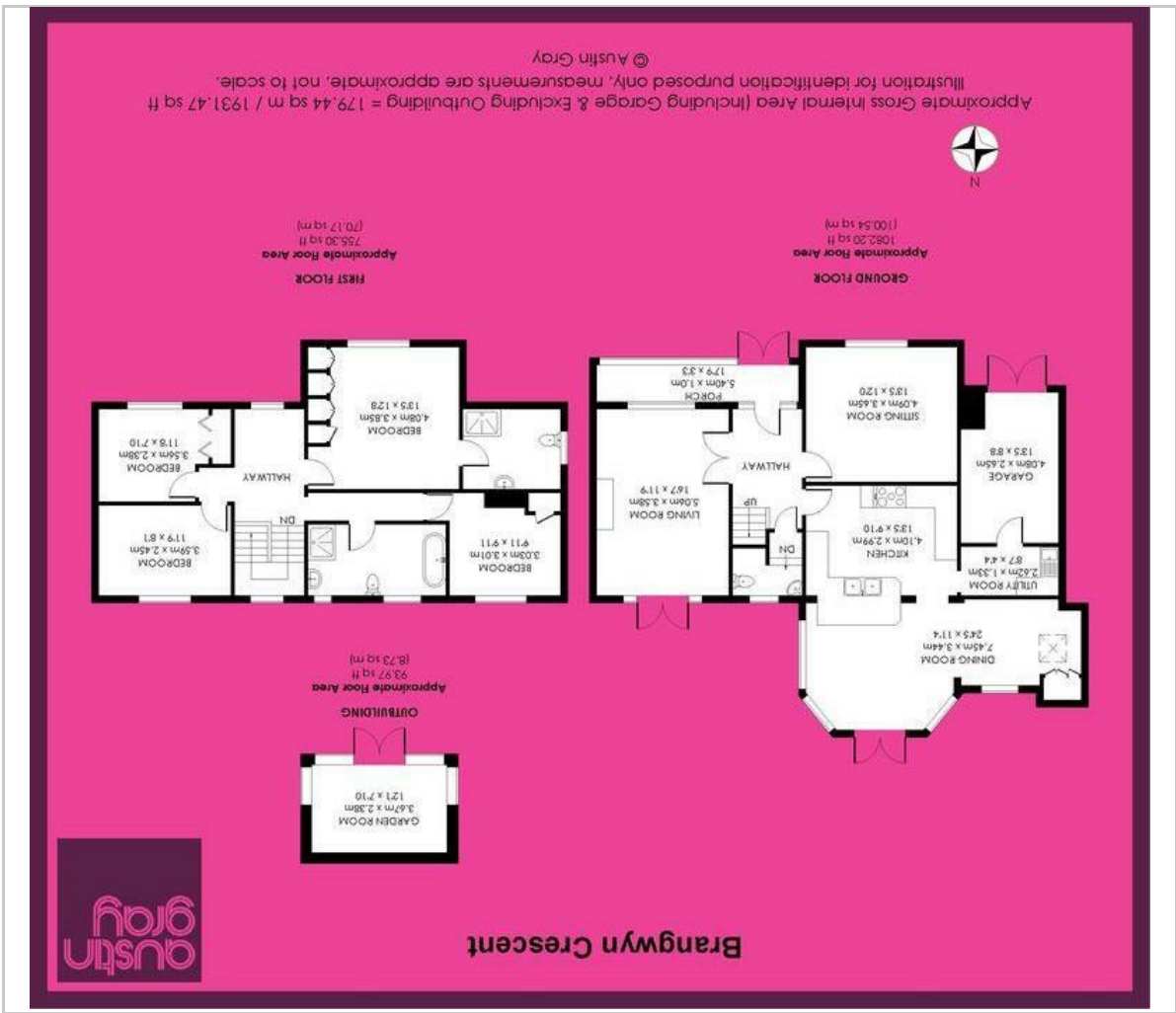
Externally, the property is equally impressive. To the front, a large herringbone block-paved driveway provides off-road parking for multiple vehicles in addition to the integral garage. The rear garden has a paved terrace leading on to the large, more than a 130' established lawned rear garden with established flower and shrub borders, fruit trees, greenhouse, timber workshop, shed and feature garden room.



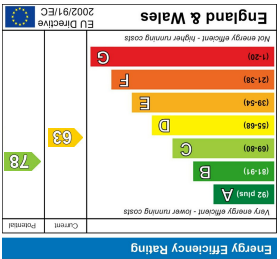
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Viewing

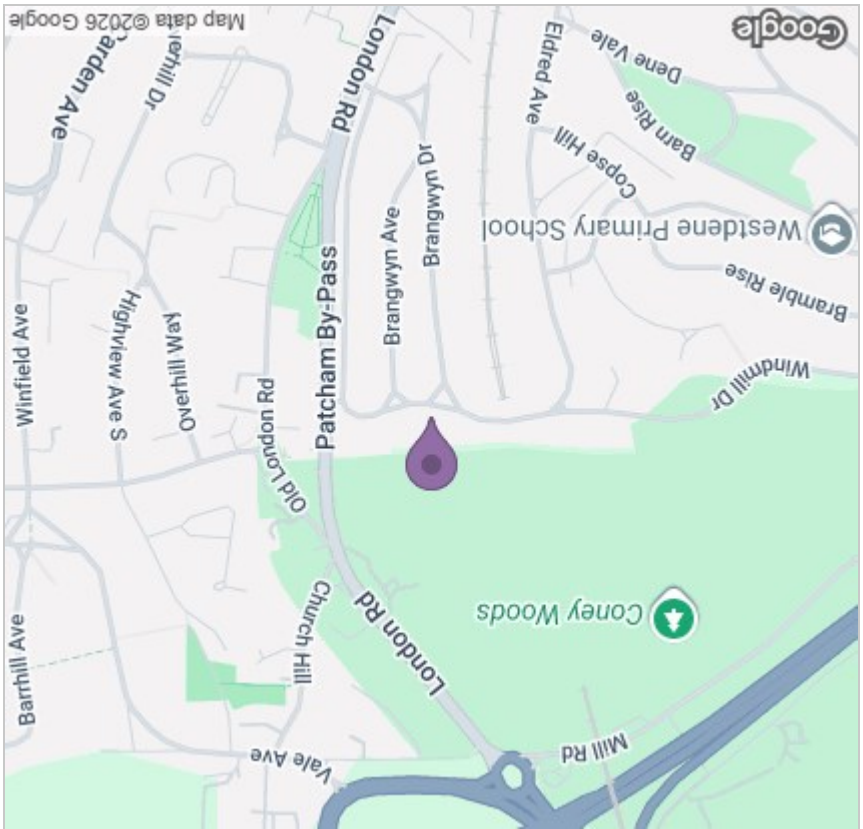
Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Graph



Area Map