



The Avenue, Brighton BN2 4GG

welcome to

The Avenue, Brighton

Light and airy spacious four double bedroom home featuring one of the largest gardens on The Avenue and a 3-4 car private driveway. Surrounded by green space with the convenience of very fast links into the centre of town via bus or train.



Ground Floor:

Porch & Hallway

A welcoming entrance leading into a bright hallway with sightlines into the lounge and kitchen.

Lounge — approx. 15'0" × 11'9"

A spacious, airy living area with excellent natural light. Perfect for relaxing and family time.

Kitchen / Diner / Family Room — approx. 19'11" × 8'11"

Recently modernised and designed for modern living, this open family space includes:

New fitted kitchen

Boiling-water tap

New flooring

Space for dining and family seating

Downstairs Shower Room & WC (Extension)

A fantastic addition offering a modern shower room and toilet—ideal for families, guests or busy mornings.

First Floor

Upstairs, four well-proportioned bedrooms provide flexible accommodation for a family, home working or guest rooms.

Bedroom 1 — approx. 12'0" × 11'10"
Bright, peaceful, and spacious.

Bedroom 2 — approx. 11'3" × 10'8"
A generous double with excellent storage.

Bedroom 3 — approx. 9'7" × 9'0"
Comfortable, well-lit and versatile.

Bedroom 4 — approx. 8'10" × 8'2"
Perfect as a child's bedroom, office or guest room.

Upgraded Family Bathroom — approx. 8'11" × 5'11"
Refitted and modernised, offering a fresh, clean finish.

Loft Potential

A large loft space offers strong potential for a future extension (subject to planning).
All bedrooms include excellent storage options.

Recent Modernisations

This home has been thoughtfully improved, including:

New kitchen with boiling tap

New carpets and flooring

Upgraded electrics

Electric car charging point installed

Fresh internal paint and wallpaper

Exterior repainting

Re-landscaped garden borders

Completely move-in ready with contemporary finishes throughout.

Transport & Connectivity

The Avenue is extremely well-served by public transport:

Bus routes

48 and 49 (very close) — frequent city links

Fast services 28, 29, 25, 3X just a short walk away on Lewes Road

Ideal for commuters, students and those without a car

Rail connections

Moulsecomb Station – 0.5 miles
Providing quick connections into Brighton and beyond.

Nearby bus stops:

Including Manton Road, Bevendean Public House, The Avenue Steps, The Avenue Shops.

Schools, Play & Community

This area is known for being a friendly, safe, family-oriented neighbourhood, with community events, parks, and new family-friendly facilities.

Nearby Primary Schools:

Coombe Road Primary – 0.4 miles
Bevendean Primary & Nursery – 0.5 miles
Moulsecomb Primary – 0.6 miles

Secondary:



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welcome to

The Avenue, Brighton

- Large Suntrap Garden
- 3-4 Car Driveway
- Light & Airy Throughout
- Excellent Transport Links
- Modernised & Future-Ready

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEG107235 - 0006

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fox & sons



01273 677544



LewesRoad@fox-and-sons.co.uk



196-197 Lewes Road, BRIGHTON, East Sussex,
BN2 3LA



fox-and-sons.co.uk