



**Alan Way, Brighton, BN2 5PF**

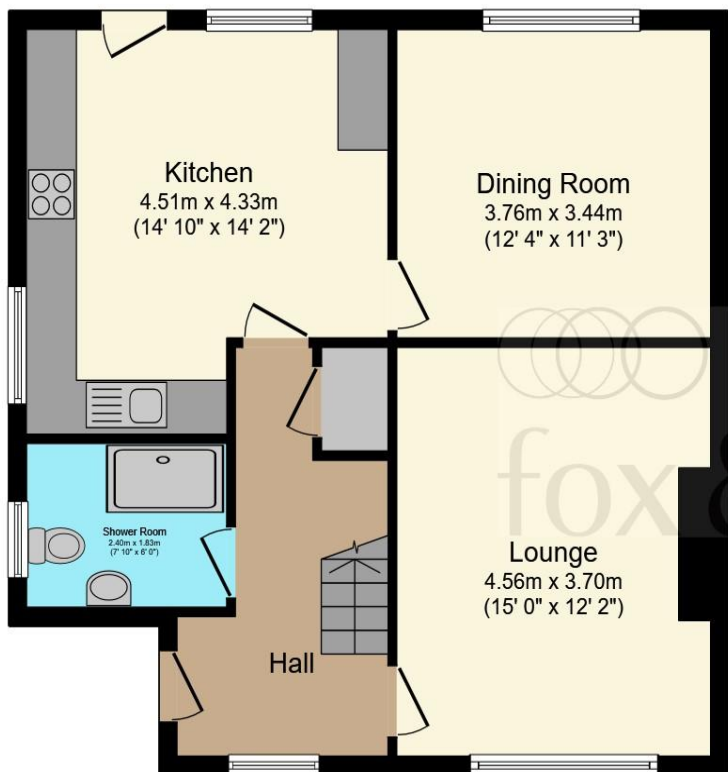


**welcome to**

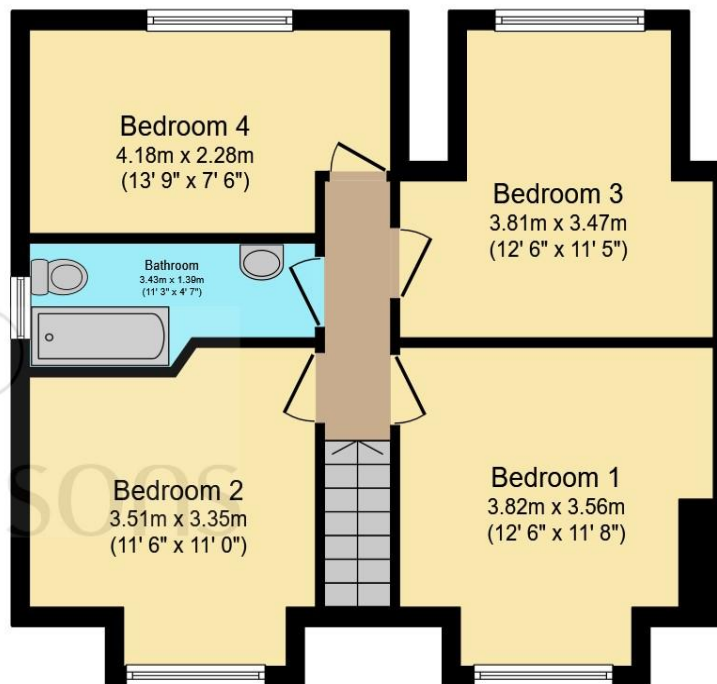
**Alan Way, Brighton**

A spacious four-bedroom family home with two reception rooms, a large kitchen/diner, and an expansive garden—perfect for growing families seeking space, comfort, and convenience.





**Ground Floor**



**First Floor**

**Total floor area 116.4 m<sup>2</sup> (1,253 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.focalagent.com](http://www.focalagent.com)

This beautifully presented semi-detached home offers generous living space across four double bedrooms and two bright reception rooms, making it ideal for family life. Natural light pours into the property, with many rooms enjoying lovely open views of the surrounding area. The spacious kitchen/diner leads directly to a vast, sun-filled garden—perfect for entertaining, relaxing, or play. A shared driveway sits to the side, with free on-street parking also available. Conveniently located close to Kemp Town, the property offers easy access to Brighton Marina's shops and restaurants, the seafront, and the city centre.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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."

welcome to

## Alan Way, Brighton

- Four generously sized bedrooms offering flexible accommodation for families or those needing extra space
- Two bright and spacious reception rooms
- A large private garden, ideal for outdoor living, children's play, or summer gatherings
- A superb opportunity for families looking to settle
- Popular and well-connected residential area

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

KET107578 - 0008

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**01273 688148**



[kemptown@fox-and-sons.co.uk](mailto:kemptown@fox-and-sons.co.uk)



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



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