



Swanborough Drive, BN2  
**Offers In Excess Of £550,000**

**ASTON  
VAUGHAN**

## INTRODUCING

# Swanborough Drive, BN2

4 Bedrooms | 1 Bathroom | Garden and Terrace

Nestled in a sought-after area of Brighton, this impressive four-bedroom semi-detached house presents an exceptional opportunity for families seeking a blend of spacious living and convenient access to local amenities. This property is ready to become a cherished family home.

The heart of this residence is undoubtedly the expansive open-plan kitchen, living, and dining room. This thoughtfully designed space creates a bright and inviting atmosphere, perfect for both everyday family life and entertaining guests. The seamless flow from the kitchen to the dining and living areas ensures a sociable environment, while double doors provide a direct connection to the rear garden, extending the living space outdoors during warmer months.

Step outside to discover the property's approximate 85 ft west-facing garden, a true highlight offering ample space for relaxation, play, and al fresco dining. The west-facing orientation ensures plenty of afternoon and evening sunshine, making it an ideal spot for enjoying the Brighton weather. This generous outdoor area provides a private oasis for residents.

Accommodation on the upper floor comprises four well-proportioned bedrooms, offering comfortable retreats for all family members. The property benefits from one family bathroom, alongside the added convenience of a downstairs WC, catering to the practical needs of a busy household. While the property currently features one reception room, the open-plan layout maximises its utility and appeal.

Parking is well catered for with a shared driveway, a garage, and readily available free on-street parking, providing ample options for vehicles. This is a significant advantage in Brighton, where parking can often be at a premium.





Location is key, and this property excels in its positioning. It is enviably close to East Brighton Park, offering green spaces for recreation and leisure activities. For commuters, the property boasts easy access to the A27 and A23, providing direct routes to London and beyond. Convenient bus routes are also within easy reach, ensuring excellent connectivity throughout Brighton and the surrounding areas. Furthermore, its proximity to East Sussex County Hospital adds an extra layer of convenience for healthcare professionals or those requiring easy access to medical facilities.

This four-bedroom semi-detached house combines generous internal living spaces with a substantial outdoor area and superb connectivity, making it an ideal choice for a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality and potential of this Brighton home.









## Education:

### Primary

City Academy Whitehawk  
Bevendean Primary School and Nursery  
Coombe Road Primary School

### Secondary

Brighton Aldridge Community Academy  
Longhill High School  
Varndean

### Private

Brighton College  
Lancing College

### Good to Know:

Swanborough Drive is located in the Whitehawk area of Brighton, a predominantly residential neighbourhood popular with families and first-time buyers. The area offers relatively affordable housing compared with much of Brighton, good local schools, regular bus links to the city centre, and easy access to parks, the seafront, and the South Downs. While it is less affluent than some other parts of Brighton, it has a strong community feel and provides good value for those looking for space and convenient amenities.

## Swanborough Drive

