



Sunnybank, Braypool Lane, Brighton, BN1 8ZH

**Spencer
& Leigh**

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Price £775,000 - Freehold

- 1/4 acre plot TBV
- Planning permission previously granted for separate dwelling
- Spacious detached family home
- Four double bedrooms
- Two stylish bathrooms
- Detached double garage with pitch tiled roof
- Gated parking for several cars/motorhome
- Dual aspect lounge with French Doors
- Stunning kitchen/dining room with island unit
- Immaculate presentation

Sunnybank is a delightful detached family home located on a country lane neighbouring fields on the fringe of the City of Brighton & Hove. Living here gives the feel of the Country with the convenience of the City.

Arriving at the property you will find a gated private driveway with plenty of parking and standing space for a motorhome/caravan or a boat. The detached double garage is easily accessed with an electric operated up and over door creating the perfect space for your pride and joy or mancave. Planning permission has previously been granted for conversion of the double garage into a separate dwelling/annexe with further details available on request.

Passing through the mature garden to the front door you cant help but notice the clapper boarding and modern front door. From here a long entrance hall with stripped floorboards draws you in. There is a spacious lounge with a pleasant dual aspect and French doors to the garden.

The kitchen/dining room is sociably connected to the living room making a perfect space to entertain family and friends where most visitors will struggle to hide their kitchen envy. The modern crisp white line of the stylish fitted units, granite work tops and island units are impressive. The kitchen is equipped with integrated appliances being a chefs delight.



Braypool Lane is a stones throw away from Patcham Old Village being tucked away on the northern side of the A27. Easy access can be enjoyed to the South Downs and amenities in Patcham Old Village are within walking distance. Preston Park mainline railway station is approximately one and a half miles away and access to the A23/A27 road network is straight forward.



Entrance
 Entrance Hallway
 Living Room
 25' x 11'3
 Kitchen/Dining Room
 24'10 x 11'4
 Bedroom
 15'3 x 11'4
 En-suite Bath and Shower Room
 Bedroom
 13'11 x 10'4
 Bedroom
 11'1 x 7'6
 Family Bathroom
 Stairs rising to First Floor
 Bedroom/Office
 24'9 x 13'9

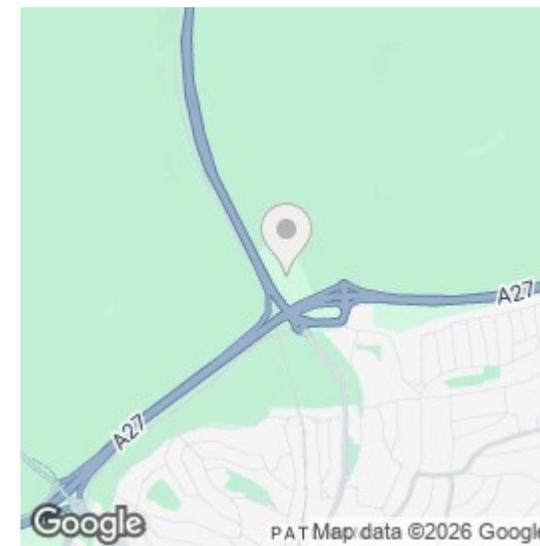
OUTSIDE
 Rear Garden
 Garage (Ground Floor)
 26'9 x 21'3
 Garage (First Floor)
 21'3 x 12'6

Property Information
 Council Tax Band E: £3,152.65 2026/2027
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway and un-restricted on street parking
 Broadband: Standard 9Mbps & Superfast 35Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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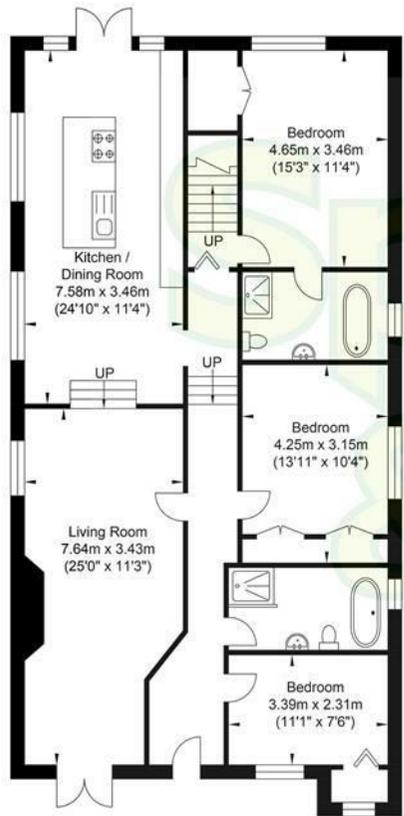
Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

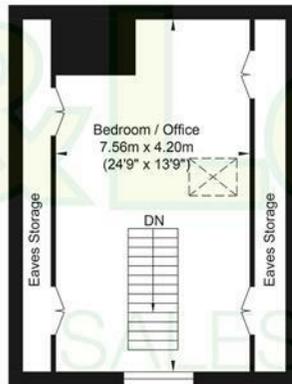
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Braypool Lane



Ground Floor
Approximate Floor Area
1305.98 sq ft
(121.33 sq m)



First Floor
Approximate Floor Area
462.95 sq ft
(43.01 sq m)



Garage Ground Floor
Approximate Floor Area
562.09 sq ft
(52.22 sq m)



Garage First Floor
Approximate Floor Area
267.16 sq ft
(24.82 sq m)



Approximate Gross Internal Area = 241.38 sq m / 2598.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.