



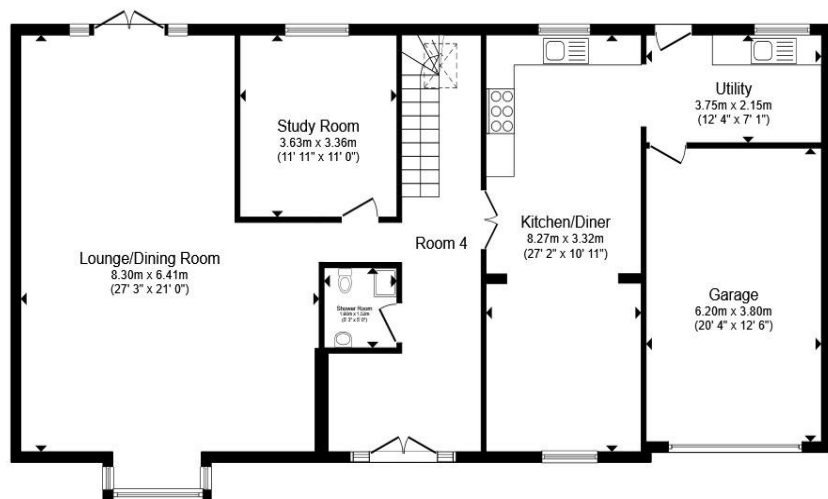
Brownleaf Road, Brighton, BN2 6LD

welcome to

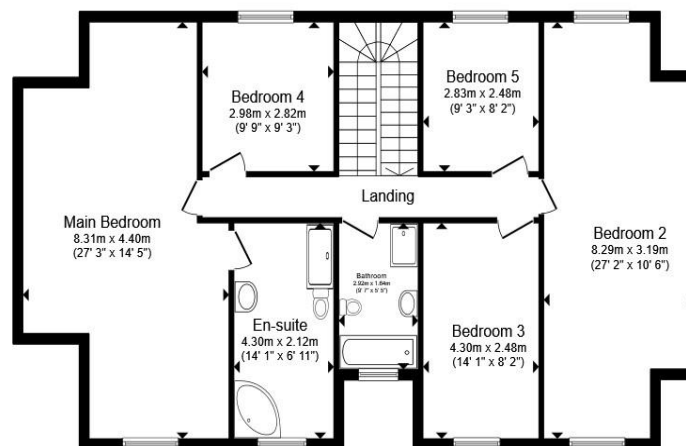
Brownleaf Road, Brighton

Boasting exceptional space both inside and out, this substantial five-bedroom detached home combines flexible family living with a fantastic garden, entertaining deck, garage and off-street parking, all situated in a popular Brighton location.





Ground Floor



First Floor

Total floor area 251.6 m² (2,709 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.propertybox.io



Occupying a generous plot in a sought-after residential location, this substantial five-bedroom detached family home offers an impressive 2,700 sq. ft. of versatile accommodation, ideal for modern family living.

The heart of the home is a spacious kitchen/dining room, providing an excellent space for both everyday living and entertaining, complemented by a separate utility room and integral garage. A magnificent dual-aspect living/dining room extends over 27 feet in length, creating a bright and welcoming environment, while a further reception room currently arranged as a study offers flexibility for home working or additional family space. The ground floor also benefits from a shower room and a versatile additional room which could serve as a bedroom, playroom or hobby room.

To the first floor, the impressive principal bedroom enjoys the luxury of a private en-suite bathroom, while four further well-proportioned bedrooms are served by a contemporary family bathroom.

Outside, the property continues to impress with a generous rear garden featuring extensive decking, creating a superb outdoor entertaining area with ample space for seating and al fresco dining. A level lawn provides an ideal area for children to play, while mature boundaries offer a good degree of privacy. To the front, the property benefits from off-street parking and access to the integral garage.

welcome to

Brownleaf Road, Brighton

- Detached family home
- Five bedrooms
- Main bedroom with en-suite
- Spacious living/dining room
- Kitchen/dining room and utility room

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of

£800,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KET108510 - 0002

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