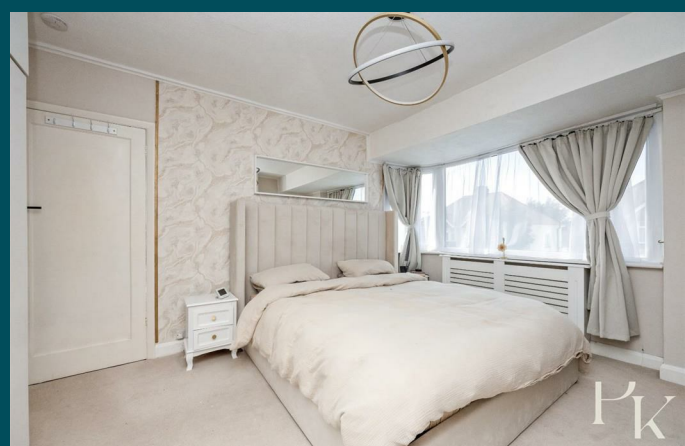
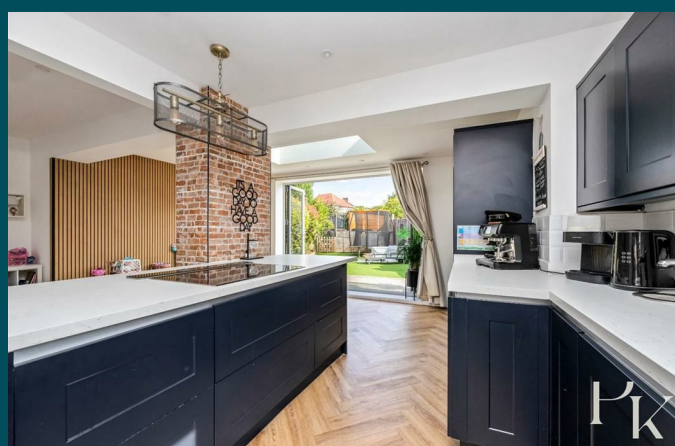
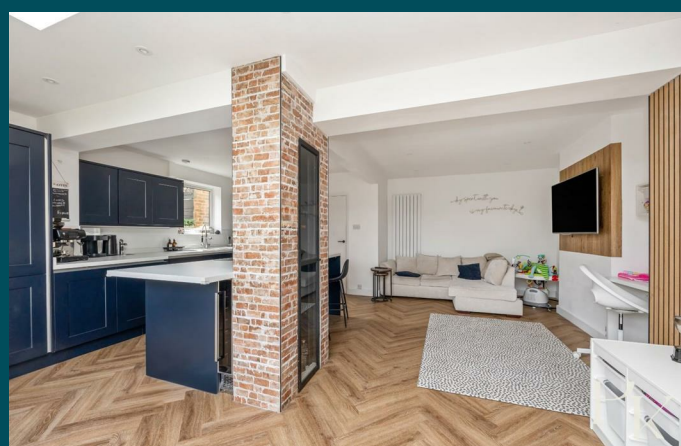
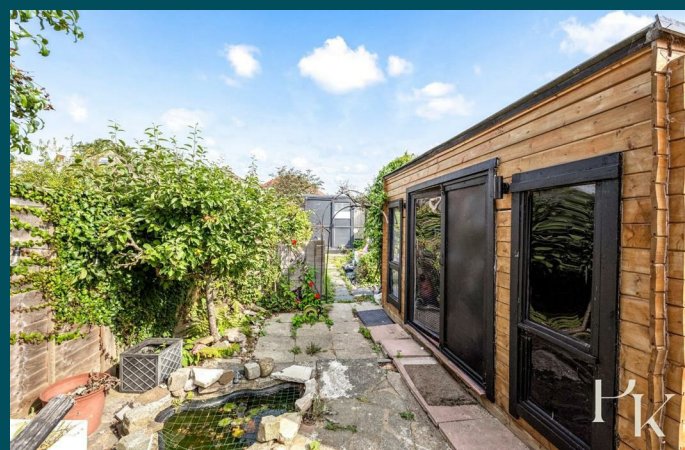
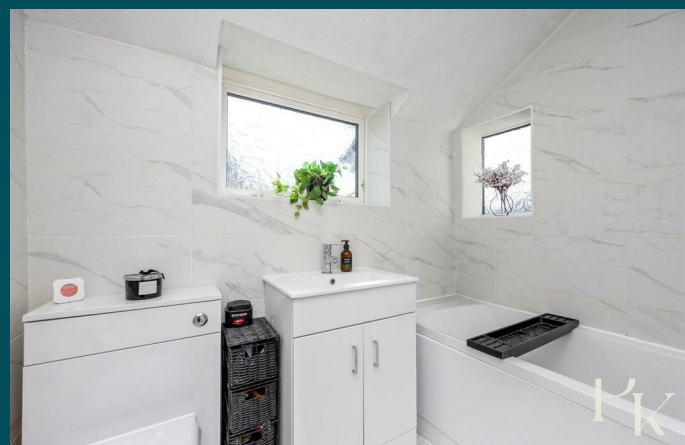




5 Melrose Avenue

Brighton, BN41 2LT

Asking price £575,000

Beautifully extended and impeccably presented, this outstanding three-bedroom semi-detached family home offers far more than first meets the eye. Combining contemporary open-plan living with versatile additional accommodation and superb outdoor workspace, this is a home perfectly suited to modern family life.

The heart of the home is the stunning open-plan kitchen, dining and family room. Flooded with natural light from a large roof lantern and full-width bi-folding doors, this exceptional space effortlessly connects indoors with the landscaped rear garden. The sleek navy shaker-style kitchen features a central island, integrated appliances and generous storage, making it equally suited to everyday family life and entertaining on a larger scale.

To the front of the property, a separate sitting room provides a cosy retreat, while a ground floor cloakroom adds everyday convenience.

Upstairs are three well-proportioned bedrooms and a luxurious modern family bathroom, offering comfortable accommodation for growing families. Access to the loft can also be found on this level, and subject to the normal consents, provides further scope to extend and provide further bedroom(s)/bathrooms.

Stepping outside, the surprises continue. The rear garden is private, low maintenance and designed for family enjoyment, with artificial lawn, decking and plenty of space for children to play.

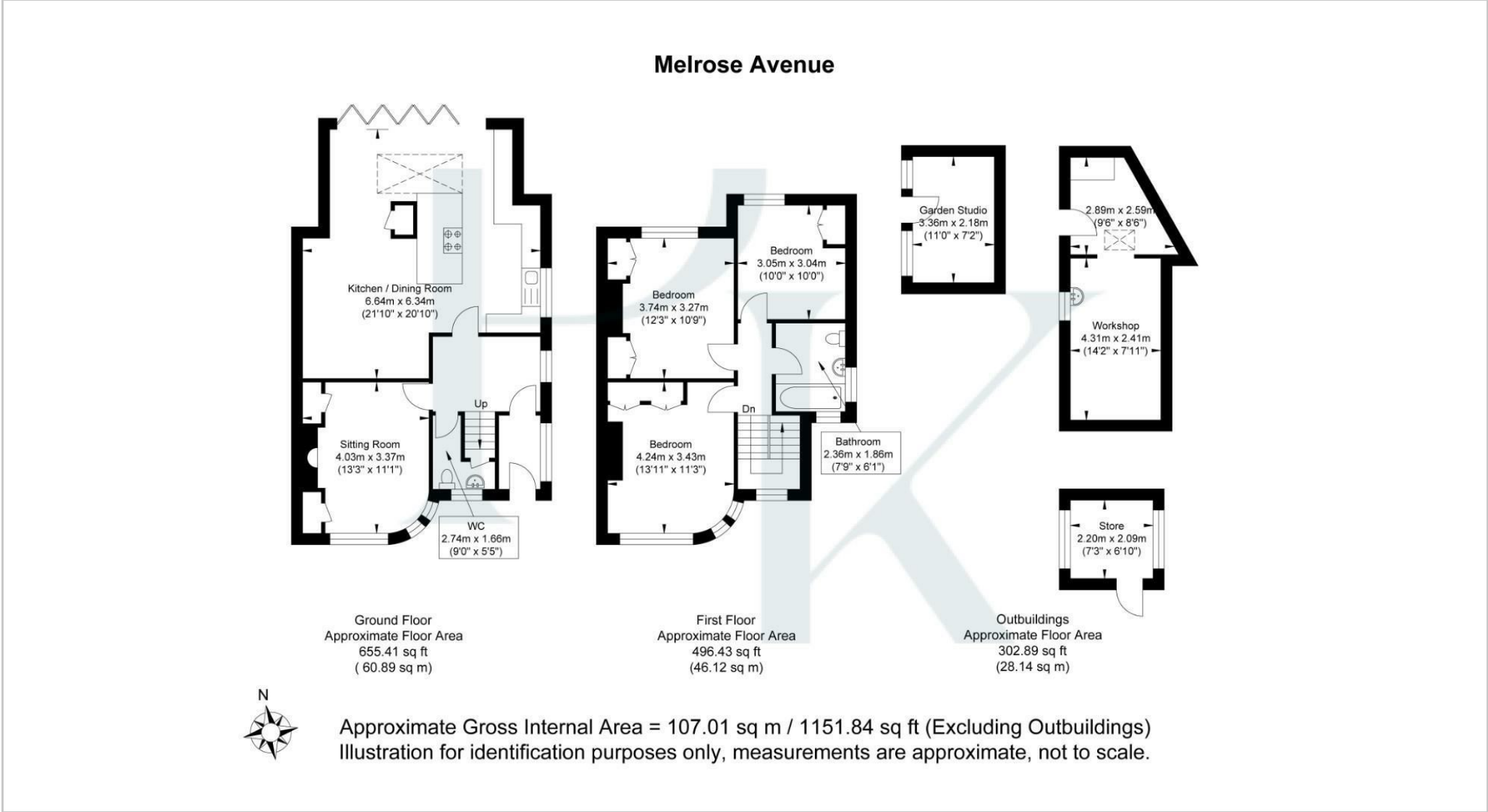
At the rear of the garden sits a fully insulated garden studio, ideal as a home office, gym, or creative space. In addition, there is a substantial separate workshop with further storage room, providing fantastic flexibility for anyone working from home, running a business or simply needing exceptional storage and hobby space.

To the front, a generous private driveway provides off-road parking for multiple vehicles, alongside attractive kerb appeal.

Situated on the ever-popular Melrose Avenue, the property enjoys easy access to local schools, parks, shops and transport links, including Portslade and Southwick stations, and the A27, making it an ideal location for commuters and families alike. Portslade offers excellent access to the South Downs, nearby beaches and the amenities of Boundary Road and central Hove.

This fantastic home further benefits from;

- 2 year old combi boiler with 10 year warranty
- Soundproof windows at the front of the house & 15 year warranty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan