



## 9 BEVENDEAN ROAD BRIGHTON, BN2 4FN

£500,000  
FREEHOLD

A superb modern four-bedroom eco family home that offers a perfect blend of contemporary living and sustainability. Spanning three substantial floors, and boasting an open-plan living area that creates a spacious and inviting atmosphere, it's ideal for both family gatherings and entertaining guests.

The home features two well-appointed bath and shower rooms, ensuring convenience for the entire family. Off-street parking is an added advantage, providing ease and on top of this, the property includes a dedicated home office or study located in the basement, making it an excellent choice for those who work from home or require a quiet space for study.

With solar panels on the roof, this extremely eco-friendly residence is designed to meet the needs of modern family life while promoting a sustainable lifestyle. With its thoughtful layout and ample space, this home is not just a place to live, but a sanctuary for family life in the vibrant city of Brighton. Don't miss the opportunity to make this exceptional property your new home.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











## 9 Bevendean Road

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft

Basement = 17.5 sq m / 188 sq ft

Total = 115.6 sq m / 1244 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267135)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	98	99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS