

30 Brangwyn Drive Brighton BN1 8XD

Asking Price Of £950,000
Freehold

- FIVE BEDROOMS
- TWO ENSUITES
- MODERN FAMILY BATHROOM
- LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM
- STUDY
- PRIVATE DRIVE

A stunning detached family home, skilfully extended to provide spacious and versatile five double bedroom accommodation.

The property features an impressive principal suite complete with a dressing area and a modern ensuite shower room, while the second bedroom also benefits from a generous ensuite. A newly fitted family bathroom serves the remaining bedrooms, all of which are well-proportioned doubles, making this an ideal home for growing families.

A standout feature of the ground floor is the superb L-shaped open-plan kitchen, living and dining space, designed for modern family living and entertaining. This bright and sociable area is enhanced by bifold doors opening onto a secluded rear garden, seamlessly blending indoor and outdoor living. The ground floor further benefits from a separate utility room and a dedicated study, perfect for home working.

To the front of the property, a private driveway provides convenient off-road parking.

Ideally situated in a highly convenient location, the home falls within the catchment area for well-regarded local schools. Excellent transport links are nearby, with easy access to the A23 and A27, while Preston Park and the city centre are both within easy reach.

ENTRANCE HALL Tiled floor, fitted cupboards.

CLOAKROOM Sink with cupboard under, low level w.c., part tiled walls, tiled floor.

KITCHEN/DINING ROOM Incorporating sink with mixer tap, adjacent granite work surface with cupboards and drawers under, matching eye level wall cupboards, range cooker, space for American style fridge/freezer, integrated dishwasher, wine fridge, Island with breakfast bar, tiled floor with under floor heating, UPVC double glazed window, bi-fold door to garden. Opening to living area.

UTILITY ROOM Range for floor to ceiling cupboards with shelving and space for washing machine and tumble dryer, gas fired boiler, space for American style fridge/freezer. opening to:

STUDY AREA UPVC double glazed window, radiator.

LIVING AREA Gas fire, UPVC double glazed window, tiled floor with underfloor heating.

FIRST FLOOR

LANDING UPVC double glazed window, radiator.

MASTER SUITE Bedroom

Fitted wardrobes, radiator, UPVC double glazed window.

Dressing Area

Fitted wardrobes, UPVC double glazed window.

ENSUITE SHOWER Comprising walk in shower with tiled surround, wash basin with cupboard under, low level w.c., UPVC double glazed window, heated ladder style towel rail, part tiled walls.

BEDROOM 3 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 4 Double wardrobe, UPVC double glazed window, radiator.

BEDROOM 5 UPVC double glazed window, radiator.

BATHROOM Newly fitted and comprising tiled panelled bath with separate shower over, glazed shower screen, wash hand basin with drawer under, low level w.c., part tiled walls, tiled floor, UPVC double glazed window.

TOP FLOOR

BEDROOM 2 Fitted wardrobes, two velux windows, eaves storage, radiator.

ENSUITE BATHROOM Comprising freestanding bath, separate walk-in shower, wash hand basin with drawers under, tiled floor with underfloor heating, two velux windows, eaves storage, heated ladder style towel rail.

PRIVATE DRIVE TO FRONT

GARAGE Converted leaving an area for storage.

REAR GARDEN Being secluded and arranged over two sections with feature fish pond, composite decking, two side access one of which is covered for storage.

Council Tax Band F as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

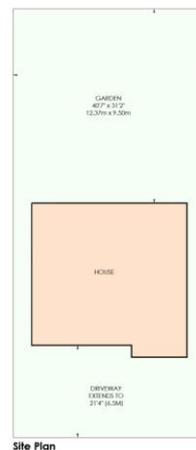
BRANGWYN DRIVE

BRIGHTON



APPROXIMATE GROSS INTERNAL AREA
202.3 sq m / 2177 sq ft

INCLUDING LIMITED USE AND STORAGE AREA OF
17.7 sq m / 190 sq ft



Floor plans for illustration and identification purposes only and do not constitute a contract. All the plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards (IPIS).

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Measuring Points: S Storage Cupboard, W Fitted Washbasin, G Golden Shortened for Display, D Ducting, CH Hot Water Tank, FF Integrated Fridge / Freezer, Head Height Below 1.5m, B Bore.

Callling Height: Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Bore.

Certified Property Measure: BESPOKE PROPERTY MARKETING

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