



Winfield Avenue, Brighton, BN1 8QH

welcome to

Winfield Avenue, Brighton

An Exceptional Five-Bedroom Detached Family Home with Expansive Garden, Garage and off-road parking.



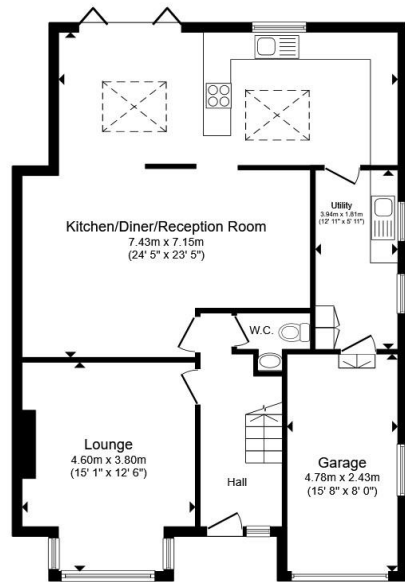
This impressive and substantial five-bedroom detached residence is arranged over three spacious storeys, offering versatile and well-balanced accommodation ideal for modern family living.

Upon entering the property, you are welcomed by a generous hallway leading through to a beautifully presented, classic-style lounge-perfect for relaxing or entertaining guests. To the rear, the home truly comes into its own with a stunning extended kitchen, breakfast, and dining area with underfloor heating. This bright and sociable space provides the heart of the home, with ample room for cooking, dining, and everyday family life, all overlooking the garden. A separate utility room adds further practicality and convenience.

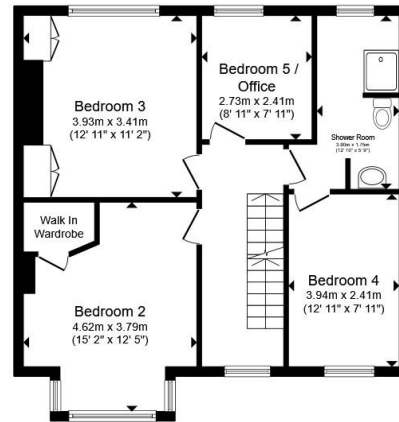
The upper floors host five well-proportioned bedrooms, offering flexibility for growing families, home working, or guest accommodation. These are served by two bathrooms, thoughtfully arranged to suit busy households.

Externally, the property boasts one of the largest gardens on the street-a standout feature-providing a fantastic outdoor space for entertaining, children's play, or future landscaping potential. The garden enjoys a peaceful aspect, backing directly onto allotments, offering an added sense of privacy and greenery.

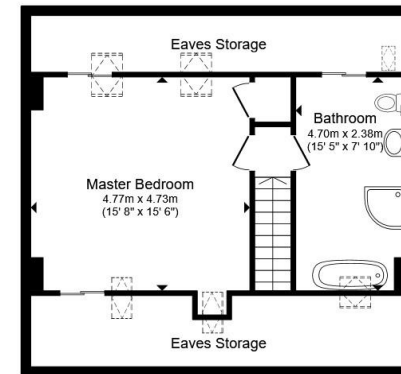
To the front, there is off-road parking for two vehicles, along with the added benefit of an integral garage.



Ground Floor



First Floor



Second Floor

Total floor area 198.3 m² (2,134 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

welcome to

Winfield Avenue, Brighton

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- ACCOMMODATION OVER 3 FLOORS
- EXTENDED KITCHEN/ BREAKFAST/ DINING ROOM
- UTILITY ROOM
- TWO BATHROOMS
- ONE OF THE LARGEST GARDENS ON THE STREET
- INTERGAL GARAGE & OFF ROAD PARKING FOR 2 CARS

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

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106679



Property Ref:
PRP106679 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk